

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Tom D. Abel and Sandra Abel  
120 Fairview Lane  
Montevallo, Alabama 35115

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**


**On this February 25, 2016**, That for and in consideration of **TEN AND NO/100 (\$10.00)** **DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **TOM D. ABEL**, an unmarried man, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **TOM D. ABEL and SANDRA ABEL**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 6, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 22, Page 135.
7. 25-foot building line as shown on recorded map.
8. 5-foot easement on side of lot as shown on recorded map.
9. Restrictions and covenants appearing of record in Inst. #1997/23159.
10. Right-of-way granted Alabama Power Company of record in Volume 146, Page 388, and Volume 133, Page 362.
11. Right-of-way granted to Shelby County, Alabama, of record in Volume 242, Page 122, and Volume 243, Page 320.

Shelby County, AL 04/07/2016  
State of Alabama  
Deed Tax: \$65.00

  
20160407000112390 1/3 \$85.00  
Shelby Cnty Judge of Probate, AL  
04/07/2016 09:43:01 AM FILED/CERT

**Tom D. Abel is the sole surviving grantee of the deed filed for record in Instrument 20140225000051280; Shirley J. Abel having died on October 11, 2014.**

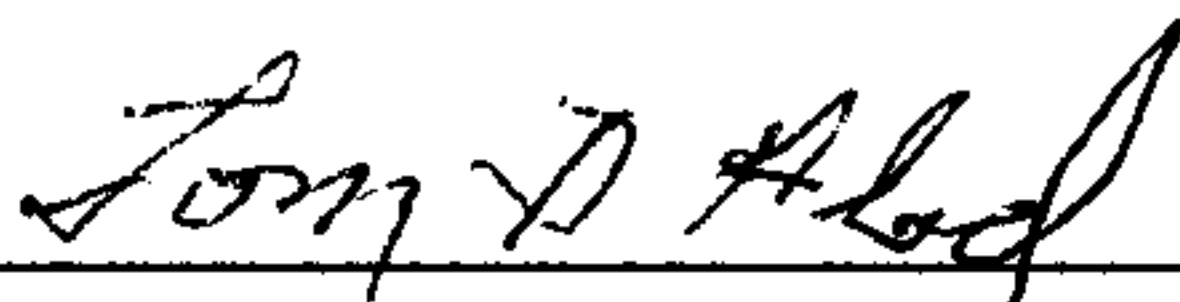
**NO TITLE OPINION RENDERED OR REQUESTED WHEN PREPARING THIS DEED.**

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hands and seals on this day of February 25, 2016.


**GRANTOR:**

  
\_\_\_\_\_  
Tom D. Abel

STATE OF Al  
COUNTY OF Clifton


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Tom D. Abel, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Tom D. Abel executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 25, 2016.

  
\_\_\_\_\_  
, Notary Public

My Commission Expires: 8-1-2016

[Affix Seal Here]

  
20160407000112390 2/3 \$85.00  
Shelby Cnty Judge of Probate, AL  
04/07/2016 09:43:01 AM FILED/CERT

