

This instrument was prepared by

(Name) John H. Brewer, Attorney

(Address) 529 Brown Marx Building, Birmingham, Alabama 35203

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100 Dollars (\$15,000.00)

to the undersigned grantor, EBSCO Investment Services, Inc., a Delaware corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John A. Frommer and wife, Marsha A. Frommer

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Double Oak Estates, as recorded in Map Book 8, Page 129 in the Probate Office of Shelby County, Alabama.

Together with an easement for a road right-of-way from Shelby County Highway 41 to the herein described property along Double Oak Way as shown on a map of Double Oak Estates, recorded in Map Book 8, Page 129 in the Probate Office of Shelby County, Alabama.

Subject to the easements, conditions, and restrictions as set out in Exhibit "A", attached hereto and incorporated herein by reference.

BOOK 350 PAGE 166

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Elton B. Stephens, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of SEPT. 1983

ATTEST:

EBSCO Investment Services, Inc.

By *[Signature]* Its Vice President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, JOHN H. BREWER

a Notary Public in and for said County in said

State, hereby certify that Elton B. Stephens, Jr. whose name as Vice President of EBSCO Investment Services, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 20th day of SEPTEMBER 1983

[Signature]

[Signature]
Notary Public

My Commission Expires July 16, 1987

EXHIBIT "A"

1. Protective Covenants for Double Oak Estates as recorded in Misc. Book 52, Page 323, Probate Office, Shelby County, Alabama.
2. Building setback line of 100 feet reserved from Double Oak Way, as shown by recorded plat.
3. Title to all minerals and mining rights within and underlying the premises.
4. Subject to the rights of utility companies and others to use of Double Oak Way, including the following:
 - a. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 343, Page 612 in Probate Office, Shelby County, Alabama.
 - b. Right-of-way to South Central Bell Telephone Company in Deed Book 342, Page 825, and Deed Book 342, Page 822 which was corrected in Deed Book 346, Page 349 in Probate Office, Shelby County, Alabama.
 - c. Right-of-way to EBSCO Industries, Inc. as shown by instrument recorded in Deed Book 346, Page 640 in Probate Office, Shelby County, Alabama.
 - d. First Alabama Bank of Birmingham, C. W. Walter and John H. Brewer as Trustees u/d/t dated May 24, 1971, and recorded in the Probate Office of Shelby County, Alabama in Book 268, Page 7, as amended by Agreement dated December 30, 1976, and recorded in said Probate Office in Deed Book 303, Page 528.

BOOK 350 PAGE 167

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 SEP 23 AM 11: 22

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Deed TAX	15.00
Rec	3.00
Ind	1.00
	19.00