

SEND TAX NOTICE TO: GARY C. WALLACE  
4670 Southlake Parkway  
Birmingham, AL 35244

This instrument was prepared by

(Name) Robert O. Driggers, Attorney  
2820 Columbiana Road, Suite 210  
(Address) Birmingham, AL 35216



19940211000046571 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
02/11/1994 08:28:21 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Four Hundred Seventy Five and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, by

PHILLIP N. PAULIN, married ; and DONNA M. LAMBERT, married  
(herein referred to as grantors) do grant, bargain, sell and convey unto

GARY C. WALLACE and GLORIA R. WALLACE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

ALL THAT PARCEL OF REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED  
HERETO AND BY REFERENCE INCORPORATED HEREIN AS AN INTEGRAL PART HEREOF.

ONE OF THE GRANTORS, DONNA M. LAMBERT, IS ONE AND THE SAME PERSON AS  
DONNA B. PAULIN, ONE OF THE GRANTEES IN THAT CERTAIN DEED RECORDED IN  
REAL 322, PAGE 320, IN SAID PROBATE OFFICE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF EITHER OF THE  
GRANTORS HEREIN OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1994-04657

02/11/1994-04657  
08:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCI 16.50

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being  
the intention of the parties to this conveyance, that unless the joint tenancy hereby created is covered or terminated during the joint lives of  
the grantees herein in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and  
if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators  
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th  
day of February, 1994

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Phillip N. Paulin (Seal)  
PHILLIP N. PAULIN  
Donna M. Lambert (Seal)  
DONNA M. LAMBERT

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that PHILLIP N. PAULIN, married ; and DONNA M. LAMBERT, married  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 8th day of February, A. D. 1994

Form 31-A

Robert O. Driggers  
Robert O. Driggers  
MY COMMISSION EXPIRES 5/11/94



EXHIBIT "A" ATTACHED TO WARRANTY DEED FROM PHILLIP S. PAULIN, married ; and DONNA M. LAMBERT, MARRIED, TO GARY C. WALLACE and GLORIA R. WALLACE, DATED FEBRUARY 8, 1994.

Part of Lot 31, Southlake First Addition, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Volume 14, page 31 and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 31, run in a westerly direction along the North line of said Lot 31 for a distance of 105.95 feet to an existing iron pin; thence turn an angle to the left of 111°34'42" and run in a southeasterly direction for a distance of 48.83 feet to an existing iron pin; thence turn an angle to the left of 88°59'22" and run in a northeasterly direction along the East line of said Lot 31 for a distance of 12.81 feet to an existing iron pin; thence turn an angle to the left of 7°24'39" and run in a northeasterly direction for a distance of 57.19 feet, more or less, to the point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1994 and thereafter.
2. 35 foot Easement on Southeast line of property, as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Public Utility Easements and Building Setback Lines as shown by recorded Map.
5. Release of Damages as recorded in Real 322, page 320, in the Probate Office of Shelby County, Alabama.
6. Restrictions, Covenants and Conditions, appearing of record in Misc. Volume 3, page 299; Misc. Volume 16, page 768 and Real 257, page 3, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants of Southlake (Residential) as recorded in Real 160, page 495, in the Probate Office of Shelby County, Alabama.
8. Notice of Permitted Land Uses as set out in Real 160, page 493, in the Probate Office of Shelby County, Alabama.
9. Transmission Line Permit to Alabama Power Company recorded in Deed Book 104, page 213, in the Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto recorded in Deed Book 259, page 635, in the Probate Office of Shelby County, Alabama.
11. Agreement regarding ownership, maintenance and use of Lake, recorded in Misc. Volume 7, page 777, in the Probate Office of Shelby County, Alabama, as to the use of the Lake Property.
12. Flood Easement recorded in Deed Book 284, page 881, in the Probate Office of Shelby County, Alabama and as set out on Survey by Gay & Martin, Inc., dated 9-13-89.
13. Covenant releasing predecessor in title from any liability arising from sinkholes, sinkhole formations, and conditions or any other known surface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 257, page 3, in the Probate Office of Shelby County, Alabama.
14. The rights of upstream and downstream riparian owners with respect to that certain lake, bordering subject property.
15. Restrictions, Covenants and Conditions, appearing of record in Real 257, page 3, including restrictions as to ingress and egress by any street, then over and upon what is now dedicated and known as Southlake Parkway, in the Probate Office of Shelby County, Alabama.

Inst # 1994-04657

02/11/1994-04657  
08:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
602 ED 16-58

EXHIBIT A