

This instrument was prepared by

Send Tax Notice To: JAMES M. TIMMERMAN, JR.

(Name) Corley, Moncus & Ward, P.C.

name
3065 BROOK HIGHLAND DRIVE
address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED THIRTY TWO THOUSAND AND NO/100-----
----- DOLLARS (\$232,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
BRYAN P. KEIM AND WIFE, KELLY B. KEIM

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES M. TIMMERMAN, JR. AND WIFE, M. LYNN
TIMMERMAN

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

SHELBY County, Alabama to-wit:

LOT 151, ACCORDING TO THE MAP AND SURVEY OF BROOK HIGHLAND, AN EDDLEMAN
COMMUNITY, 5TH SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 36 A & B, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN
FOR ALL PURPOSES FOR EXCEPTIONS.

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\$ 208,800.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees 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 GRANTEEES, 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 GRANTEEES, 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 23rd
day of June, 19 ~~XX94~~ 1994

James M. Timmerman, Jr. (Seal)
M. Lynn Timmerman (Seal)

(Seal)

Bryan P. Keim (Seal)
Kelly B. Keim (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
BRYAN P. KEIM AND WIFE, KELLY B. KEIM
whose name(s) 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 23rd day of June, A.D., 1994

GENE W. GRAY, JR.

Notary Public

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EXHIBIT "A"

Advalorem Taxes for the year 1994, which said taxes are not due or payable until October 1, 1994.

Restrictions appearing of record in Book 194, Page 254 and amended in Book 228, Page 886, Book 194, Page 54 and as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 32, Page 48 and Deed Book 121, Page 294.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 500 and Deed Book 134, Page 232.

Terms, agreements and right of way to Alabama Power Company, as recorded in Book 181, Page 995.

Easement to The Water Works and Sewer Board of the City of Birmingham in Book 194, Page 1; Book 194, Page 20; Book 194, Page 40 and Book 194, Page 43.

Reciprocal easement agreement as recorded in Book 199, Page 18 and Book 125, Page 249.

Drainage agreement as recorded in Book 125, Page 238.

35 foot building line from Brook Highland Drive; a 10 foot easement along the rear lot line, as shown on recorded map.

Release of damages as recorded in Real Volume 311, Page 623.

Notice to the grantee is hereby given that the recorded subdivision map, as recorded in Map Book 13, Page 36 A & B, contains on the face of same a statement pertaining to natural lime sinks.

BL *MT*
M.L.T.

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