

R94-1617

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHNNY L.C. BELSER
9 SOUTH FORTY ROAD
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THREE THOUSAND and 00/100 (\$93,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, ROSALYN D. WOODSON, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHNNY L.C. BELSER and KATHLEEN A. BELSER, HUSBAND AND WIFE (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF SOUTH FORTY, AS RECORDED IN MAP BOOK 1 PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 30 feet reserved from South Forty Road as shown by plat.
3. Public easements as shown by recorded plat, including 7.5 foot easement along the Southerly side and a 10 foot easement along the Westerly side of subject lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 181 page 882 and Map Book 11 page 102 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed book 101 page 121 and Deed book 129 page 40 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 237 page 378 in Probate Office.

7. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 167 page 313, being corrected by Real 181 page 606 in the Probate Office.

8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 76 page 81 and Deed Book 324 page 391 in Probate Office.

Inst # 1994-35332

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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

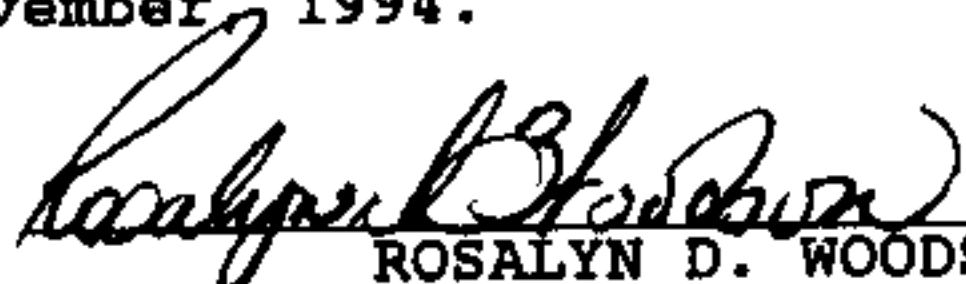
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 11 page 102 in Probate Office.

\$92,791.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 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 GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROSALYN D. WOODSON, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 1994.


ROSALYN D. WOODSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROSALYN D. WOODSON, AN UNMARRIED WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 1994.


Notary Public

My commission expires: 7/16/98

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