

This instrument was prepared by:

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

Send Tax Notice To: FRANK D. GLASSCOCK, JR.  
name

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

2048 STONEBROOK DRIVE  
address  
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100-----  
-----DOLLARS (\$130,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, JONAS S.E. KLINGSPOR AND WIFE, SUSAN W. KLINGSPOR

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto FRANK D. GLASSCOCK, JR.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,  
to-wit:

LOT 19-B, ACCORDING TO THE SURVEY OF STONE BROOK, 1ST SECTOR, AS RECORDED IN  
MAP BOOK 13, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL  
OCTOBER 01, 1995.

EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

RIGHT OF WAY GRANTED TO WATER WORKS AND SEWER BOARD RECORDED IN REAL VOLUME  
265, PAGE 522.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 270,  
PAGE 83 AND REAL VOLUME 207, PAGE 380.

RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 288, PAGE 466, REAL VOLUME  
298, PAGE 884, REAL VOLUME 298, PAGE 903, REAL VOLUME 335, PAGE 542,  
INST.#1993-11895 AND REAL VOLUME 194, PAGE 54.

RIGHT-OF-WAY GRANTED WATER WORKS BOARD AS RECORDED IN REAL VOLUME 194, PAGE 1  
AND REAL VOLUME 194, PAGE 43.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL  
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS  
RECORDED IN VOLUME 327, PAGE 553 AND VOLUME 32, PAGE 183.

05/02/1995-11435  
02:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 MCD 28.00

\$ 110,500.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.  
TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 27th  
day of April, 19 95

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

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

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

JONAS S.E. KLINGSPOR

SUSAN W. KLINGSPOR

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that  
JONAS S.E. KLINGSPOR AND WIFE, SUSAN W. KLINGSPOR  
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 hands and official seal this 27th day of April, A.D., 19 95

GENE W. GRAY, JR.

Notary Public