

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.  
Attorneys at Law  
211 22nd Street North  
Birmingham, Alabama 35203

ROBERT J. NORTH  
913 WATER WILLOW COURT  
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THREE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$357,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LUTHER S. HART, JR. and BARBARA J. HART, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT J. NORTH and DOROTHY E. NORTH, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3026, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 30TH ADDITION, AS RECORDED IN MAP BOOK 13, PAGE 88 A & B, IN THE PROBATE OFFICE IF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996. (Taxes for the year beginning October 1, 1995 through October 1, 1996 are exempt.).
2. 10 foot Easement on West, as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Restrictions or Covenants recorded in Misc. Volume 14, page 536 and amended by Misc. volume 17, page 550; Misc. Volume 34, page 549 and Real 291, page 67, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Restrictions or Covenants recorded in Real 246, page 889, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. right of Way granted to Alabama Power Company by instrument recorded in Real 273, page 215; Volume 113, page 279; Volume 123, page 173; Volume 143, page 407 and Volume 219, page 604, in the Probate Office of Shelby County, Alabama.



05/10/1995-12272  
12:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 368.50

7. Mineral and mining rights and rights incident thereto recorded in Volume 7, page 375; Volume 230, page 53; Volume 155, page 52 and Volume 12, page 140, in the Probate Office of Shelby County, Alabama.
8. Restrictions regarding Alabama Power Company recorded in Real 298, page 888, in the Probate Office of Shelby County, Alabama.
9. Agreement with Alabama Power Company recorded in Real 298, page 915, in the Probate Office of Shelby County, Alabama.

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, LUTHER S. HART, JR. and BARBARA J. HART, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of May, 1995.

  
LUTHER S. HART, JR.  
  
BARBARA J. HART

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LUTHER S. HART, JR. and BARBARA J. HART, HUSBAND AND WIFE, 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 9th day of May, 1995.

  
Notary Public

My commission expires: 2/22/99

Inst # 1995-12272

05/10/1995-12272  
12:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 368.50