

SEND TAX NOTICE TO:

(Name) Brett S. & April L. Bruce

1132 8th Avenue S.W.
(Address) Birmingham, AL 35007

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

(Address) 15 Office Park Circle Suite 100 Birmingham, AL 35223

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-six thousand five hundred (\$86,500.00) DOLLARS

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

Patsy Ritch Cannon, unmarried Armond Ritch and Bettye Ritch, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

April Lynne Moore Bruce and Brett S. Bruce

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

Shelby County, Alabama to-wit:

Lot 12, Block 1, according to the Survey of Bermuda Hills, First Sector, recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad Valorem taxes due and payable October 1st, 1995.
2. Restrictions as recorded in Volume 6, Page 579 in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit granted to Alabama Power Co. as recorded in Volume 113, Page 229 in the Probate Office of Shelby County, Alabama.
4. Mining and Mineral Rights and release of damages as recorded in Volume 103, Page 299 in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Vol. 283, Page 259 and Vol. 286, Page 617, in the Probate Office of Shelby County, Alabama.
6. 40 foot building line as shown by map recorded in the Probate Office of Shelby County, Alabama.

Please see the backside of this Instrument for numbers 7 and 8.

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 dies without issue 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, 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 12th day of July, 19 95.

WITNESS:

_____(Seal)

Patsy Ritch Cannon (Seal)
Patsy Ritch Cannon

_____(Seal)

Armond Ritch (Seal)
Armond Ritch

_____(Seal)

Bettye Ritch (Seal)
Bettye Ritch

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patsy Ritch Cannon, unmarried Armond Ritch and Bettye Ritch, husband & wife whose name 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 12th day of July, A.D., 1995

Notary Public

07/26/1995-19690
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

Inst # 1995-19690

Subject To (continued from front):

7. 7.5 foot easement for Public Utilities along the North and East Lot lines as shown by map recorded in the Probate Office of Shelby County, Alabama.
8. Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

Inst # 1995-19690

07/26/1995-19690
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SHELBY COUNTY JUDGE OF PROBATE
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