

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Glenn A. Palso
name
1131 Independence Drive
Alabaster, Alabama 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand Five Hundred and No/100 (115,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gregory A. Rener and wife, Brenda P. Rener
(herein referred to as grantors) do grant, bargain, sell and convey unto

Glenn A. Palso and Pamela J. Palso
(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 70, according to the Survey of Autumn Ridge, as recorded in Map Book 12, page 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1996.

Subject to 35 foot building line as shown by recorded 01/03/1996-00180

Subject to 7.5 foot Easement on rear, as shown by recorded 01/03/1996-00180

Subject to restrictions or covenants recorded in Real 174, page 504, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.

Subject to right of way granted to Alabama Power Company by instrument recorded in Real 220, page 453 and Real 220, page 455, in the Probate Office of Shelby County, Alabama.

Grantors make no warranty as to minerals and mining rights.

\$ 103,950.00 of the purchase price was paid from the proceeds of a mortgage loan 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, 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 21st day of December, 19 95.

_____(Seal) Gregory A. Rener _____(Seal)
_____(Seal) Brenda P. Rener _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Carolyn M. Williamson, a Notary Public in and for said County, in said State, hereby certify that Gregory A. Rener and wife, Brenda P. Rener 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 21st day of December, A.D., 19 95

My Commission Expires: 7/24/99

Carolyn M. Williamson
Notary Public

Inst # 1996-00180

01/03/1996-00180
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
MCD 20.50