

This instrument was prepared by

Send Tax Notice To: JONATHAN G. EURICK  
name

(Name) GENE W. GRAY, JR.

129 PARK PLACE CIRCLE  
address

(Address) 2100 SOUTHRIDGE PARKWAY, #650  
BIRMINGHAM, ALABAMA 35209

ALABASTER, ALABAMA 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY THREE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$93,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JONATHAN D. NOLAND AND WIFE, MADGE B. NOLAND

(herein referred to as grantors) do grant, bargain, sell and convey unto JONATHAN G. EURICK AND WIFE, TAMMY S. EURICK AND DEWEY JACOB EURICK

(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 30, ACCORDING TO THE SURVEY OF PARK PLACE, THIRD ADDITION, AS RECORDED IN  
MAP BOOK 17 PAGE 83 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING  
SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1996.

BUILDING SETBACK LINE OF TWENTY FEET RESERVED FROM PARK PLACE CIRCLE AS SHOWN  
BY PLAT.

PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN  
INST. #1993-24491.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S)  
RECORDED IN DEED 333 PAGE 385.

EASEMENT(S) TO A T & T AS SHOWN BY INSTRUMENT RECORDED IN REAL 194 PAGE 332.

AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES AND

COVENANTS PERTAINING THERETO RECORDED AS INST. #1993-24580.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL  
84 PAGE 189.

GATE VALVE EASEMENT AS SET OUT IN REAL 195, PAGE 649.

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 16th  
day of February, 19 96.

\_\_\_\_\_  
(Seal) JONATHAN D. NOLAND (Seal)  
\_\_\_\_\_  
(Seal) MADGE B. NOLAND (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

02/27/1996-06254  
2:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 103

Inst # 1996-06254

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
JONATHAN D. NOLAND AND WIFE, MADGE B. NOLAND  
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 16th day of February, A.D., 19 96

GENE W. GRAY, JR. Notary Public