

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Mark G. Dewberry
Jeanie G. Dewberry
2825 Bridlewood Terrace
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Two Thousand Five Hundred Dollars and No/100's-----(\$122,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JEFFREY D. SOMERVILLE and wife, DANA L. SOMERVILLE and DAVID T. SOMERVILLE, a married man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Mark G. Dewberry and Jeannie G. Dewberry (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 13, according to the Survey of Bridlewood Parc, Sector Two, as recorded in Map Book 17, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of David T. Somerville nor his spouse.

\$116,350.00 of the purchase price recited above was paid from 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 25 day of July, 1996.

Jeffrey D. Somerville
JEFFREY D. SOMERVILLE

Dana L. Somerville
DANA L. SOMERVILLE

David T. Somerville
DAVID T. SOMERVILLE

Inst # 1996-28441

08/29/1996-28441
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 18.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-28441

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JEFFREY D. SOMERVILLE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, 1996.

[Signature]
Notary Public

My Commission Expires: 4-3-2002

AFFIX SEAL

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DANA L. SOMERVILLE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, 1996.

[Signature]
Notary Public

My Commission Expires: 4-3-2002

AFFIX SEAL

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DAVID T. SOMERVILLE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, 1996.

[Signature]
Notary Public

My Commission Expires: 4-3-2002

AFFIX SEAL

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