

SEND TAX NOTICE TO:

(Name) Billy J., II & DeAundra O'Neal  
108 Cobblestone Terrace  
(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

(Address) 15 Office park Circle, Ste 100 Birmingham, Alabama 35223

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

One Hundred Forty Thousand Dollars (\$140,000.00)

to the undersigned grantor, J. Harris Developement Corporation a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Billy J. O'Neal, II and wife DeAundra L. O'Neal and Billy J. O'Neal  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County

Lot 16, according to the Survey of Cobblestone Village, as recorded in  
Map Book 19, Page 76 in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1996.
2. Building set back line of 10 feet reserved from Cobblestone Terrace and along the Southerly side of lot as shown by Plat.
3. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed 161, Page 143; Deed 160, Page 393, and Deed 179, Page 384 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, priveleges and immunities relating thereto, including rights set out in Deed 196, Page 548 in Probate Office.
5. Restrictions, covenants and conditions as set out in instrument recorded in Instrument #1995-16239 in Probate Office.
6. Restrictions, limitations and conditions as set out in p Book 19, Page 76 in Probate Office.
7. Grant of Land Easement to Alabama Power Company as set out ias Instrument #1995-12823 in Probate Office.
8. Public Easements as shown by recorded Plat.

\$126,000.00 OF THE PURCHASE PRICE RECITED ABOVE 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its Vice President, Jack A. Harris  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of August 1996

ATTEST:

By

Jack A. Harris, Vice President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned  
State, hereby certify that Jack A. Harris,

whose name as Vice President of J. Harris Developement Corporation  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

2nd

day of

August

19 96

Notary Public

Inst # 1996-30017

09/11/1996-30017  
01:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
23.50