

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly(Address) 2491 Pelham ParkwayPelham, AL 35124

Send Tax Notice to:

(Name) Eric A. Niemann(Address) 120 Stevens Hill CircleBirmingham, AL 35244**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety Six Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we

Richard H. Karle, Jr. and wife Jill Tarte Karle  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Eric A. Niemann and Laura P. Niemann

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

Shelby

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL  
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY  
THIS INSTRUMENT.SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any; (3) Mineral and mining rights, if any.\$ 176,400.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-21437

07/09/1997-21437  
09:42 AM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE  
002 MEL 31.00TO HAVE AND TO HOLD, unto the said GRANTEE 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 GRANTEE, 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 great 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 GRANTEE, 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 17th  
day of June, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Richard H. Karle Jr. (Seal)Jill Tarte Karle (Seal)Jill Tarte Karle (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that Richard H. Karle, Jr., and wife, Jill Tarte Karle, whose names 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 17th day of June, A.D., 19 97.

My Commission Expires

Notary Public

Inst # 1997-21437

EXHIBIT "A"

Lot 45 of the Amended Plat of Brookhaven, Sector 3 and also a part of Lot 47, as recorded in Map Book 11, page 118, in the Office of Probate of Shelby County, Alabama; being more particularly described as follows: Commence at the most Southerly corner of said Lot 47; thence run Northwesterly along the Southwesterly line of Lot 47 a distance of 92.0 feet to the point of beginning, said point also being the most Southerly corner of said Lot 45; thence 122°35'48" right and run Northeasterly a distance of 201.60 feet; thence 46°09'16" left and run Northeasterly for a distance of 76.17 feet to the most Southwesterly corner of Lot 46; thence 146°01'58" left and run Southwesterly along the Northwesterly lot line of Lot 47, for a distance of 260.23 feet to the point of beginning.

Also an ingress and egress easement being more particularly described as follows: Commence at the most Northerly corner of Lot 45; thence run Southwesterly along the Northwesterly line of Lot 45 for a distance of 35 feet to the point of beginning; thence turn 13°02'46" right and run Southwesterly for a distance of 238.25 feet to a point on the Southwesterly line of Lot 45; thence 71°14'36" right and Northwesterly along the Southwesterly line of Lot 45 for a distance of 51.69 feet to the most Westerly corner of Lot 45; thence 119°37'37" right and run Northeasterly along the Northwesterly line of Lot 45 for a distance of 259.40 feet to the point of beginning.

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07/09/1997-21437  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 31.00