

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
John E. Rohwedder
Sara Rohwedder
308 Lauren Circle
Birmingham, Al 35244

Inst # 1998-08397

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Three Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars (\$342,500.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Michael Visser and wife, Jamie T. Visser** (herein referred to as grantors) do grant, bargain, sell and convey unto **John E. Rohwedder and Sara Rohwedder** (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 18, according to the Survey of Heatherwood Forest Sector I, as recorded in Map Book 13, page 144, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line, as shown on recorded Map.
3. Right of Way granted Alabama Power Company by instrument recorded in Volume 102, page 53, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights, and rights incident thereto recorded in Volume 223, page 274, and Volume 73, page 283, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Real 269, page 511, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Restrictions regarding Alabama Power Company recorded in Real 298, page 897, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Real 298, page 939, in the Probate Office of Shelby County, Alabama.

\$202,000.00 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 4th of March, 1998.

X Michael Visser (Seal)
Michael Visser

X Jamie T. Visser (Seal)
Jamie T. Visser

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Visser and wife, Jamie T. Visser 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 4th day of March, 1998.

Notary Public
03/11/1998-08397
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 149.00