

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
Charles J. & Wendy S. Kumler

Inst # 1998-15862

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty-Five
Thousand----- and No/100 Dollars (\$ 45,000.00) and other
good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama
limited liability company ("Grantor"), by Charles J. & Wendy S. Kumler ("Grantee"), the receipt and
sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and
convey unto the Grantee, as joint tenants with right of survivorship, the following described real estate
situated in Shelby County, Alabama (the "Premises"), to wit:

Lot 414, according to the Survey of Forest Parks - 4th Sector 1st Phase, as recorded in
Map Book 23, at Page 99 A & B, and Instrument No. 1998-03108, in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as shown on the
Record Map of Forest Parks, 4th Sector 1st Phase, (3) Easement for Alabama Power Company recorded
in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way
granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume
133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192, Volume 126, at Page 323; and
Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title to all mineral
within and underlying the premises, together with all mining rights and other rights, privileges, and
immunities relating thereto, together with any release of liability for injury or damage to persons or
property as a result of the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate
office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in Instrument No. 1998-
03109.

TO HAVE AND TO HOLD to the 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.

05/01/1998-15862
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 20.00

IN WITNESS WHEREOF, the undersigned has executed this conveyance on

the 15th day of April, 1998.

WITNESS:

Forest Parks, LLC, an Alabama limited liability company

By:

John B. Davis, Jr., as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 15th day of April, 1998.

Notary Public

My commission expires:

MY COMMISSION EXPIRES MARCH 18, 2000

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