

This instrument was prepared by:
Richard W. Theibert
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:
Paul L. Stapp
Beatrice Stapp
3096 Whispering Pines Circle
Birmingham, AL 35226

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Two Thousand Dollars and 00/100s (\$52,000.00) to the undersigned grantor, P&R Southland Properties, Inc., a corporation (hereinafter referred to as "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, the grantor does hereby grant bargain, sell and convey unto Paul L. Stapp and Beatrice Stapp, husband and wife (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 22 according to the Survey of The Highlands at Riverchase as recorded in Map Book 23 Page 8 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998.
2. Building line as shown by recorded Map.
3. Easements as shown by recorded Map.
4. Declaration of Special Covenants as recorded in Instrument 1996/02164, in the Probate Office of Shelby County, Alabama.
5. Easement for Alabama Power Company recorded in Instrument 1994/11652 and Instrument 1995/30144, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
7. Restrictions or Covenants recorded in Misc. 14, Page 536, Misc. 17, Page 550 and Misc. 34, Page 549, 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.
8. Restrictions, Covenants, Mineral and Mining Rights and Rights incident thereto and Release of Damages recorded in Instrument 1994/05727, in the Probate Office of Shelby County, Alabama, but

10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 65.50

09/25/1998-37437

Inst # 1998-37437

omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD Unto to the grantees, as joint tenants with right of survivorship, 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) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And the grantor does for itself, its successors and assigns covenant with the grantees, their heirs and assigns that it 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; that it will and its successors and assigns shall warrant and defend the same to the grantees and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its Vice President, Mary J. Raines, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 17 day of September, 1998.

ATTEST:

P & R Southland Properties, Inc.

By Mary J. Raines
Mary J. Raines
Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary J. Raines, whose name as Vice President of P & R Southland Properties, Inc., 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, she, 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 17th day of September,
1998.

Ramon Sue Underwood

Notary Public

My Commission expires: 6-23-2001

Inst # 1998-37437
-3-

09/25/1998-37437
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