

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
STEVE R. BUCHANAN, JR.
188 Grande View Lane
Maylene, Alabama 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SIX THOUSAND AND NO/100----
Dollars (\$ 166,000.00) to the
undersigned grantor or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we, **CHRISTOPHER C.
BROOKS and wife, DIANA D. BROOKS** (herein referred to as GRANTORS)
do grant, bargain, sell and convey unto STEVE R. BUCHANAN, JR. AND
BARBARA O. BUCHANAN (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 19, according to the Map of Grande View Estates,
Givianpour Addition to Alabaster, 2nd Addition, as
recorded in Map Book 20, Page 66, in the Probate Office
of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1998 and thereafter.
2. Easements, Covenants and Restrictions recorded in Instrument No. 1994-26505.
3. Decree of Condemnation recorded in Real Volume 274, Page 519.
4. Right of way to Shelby County recorded in Deed Book 245, Page 270.
5. Restrictions recorded in Instrument No. 1995-5892; amended in Instrument No. 1995-28543; Instrument No. 1995-28544, and as shown on the recorded map.
6. Notice is hereby given that the recorded subdivision map recorded in Map Book 20, Page 66, contains on the face of same a statement pertaining to natural lime sink holes.
7. Articles of Incorporation of Grande View Estates Homeowners Association, Inc. recorded in Instrument No. 1995-5890 and By-Laws recorded in Instrument No. 1995-5891.
8. Terms, conditions, covenants and agreements recorded in Instrument No. 1995-31179.
9. Release of damages as recorded in Instrument No. 1995-31179.
10. Building lines and easements as shown on the recorded map.
11. Title to all minerals 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 Deed Book 13, Page 385; Deed Book 325, Page 546; and Instrument No. 1995-31179.
12. Easement reserved over and across the subject property for storm water runoff as recorded in Instrument No. 1995-31179.
13. Transmission Line Permit to Alabama Power Company recorded in Deed Book 138, Page 17.

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§ 90,000.00 of the total consideration 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 it is 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 23 day of June, 1998.


CHRISTOPHER C. BROOKS


DIANA D. BROOKS

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHRISTOPHER C. BROOKS and wife, DIANA D. BROOKS**, 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 23 day of June, 1998.


NOTARY PUBLIC

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 22, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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SHELBY COUNTY JUDGE OF PROBATE
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