

This instrument prepared by:
John N. Randolph, Attorney
Stowe & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Richard Margison
Lynn Margison
2137 Cameron Circle
Birmingham, Alabama 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$427,500.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James W. Lombard and wife, Donna M. Lombard (herein referred to as grantors) do grant, bargain, sell and convey unto Richard Margison and Lynn Margison (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 17, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, Page 70 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions appearing of record in Book 366, Page 115; Book 265, Page 98; Book 319, Page 235; Book 346, Page 942; Book 397, Page 968; Book 317, Page 280; Book 346, Page 942; Book 356, Page 663 and Book 369, Page 227.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 28, page 581.
4. Right of Way granted to Alabama Power Company recorded in Book 377, Page 421, Deed book 109, page 505; Deed Book 112, Page 516; Deed Book 305, Page 637; Book 333, Page 138 and Book 350, Page 208.
5. Terms, agreements and right of way to Alabama Power Company as recorded in Book 364, Page 383.
6. Release of damages as set out in instrument(s) recorded in Book 356, Page 663 and Book 368, Page 227.
7. St. Ives Reciprocal Easement in Book 356, Page 668.
8. Natural Lime Sinks as stated on the subdivision map recorded in Map Book 15, Page 70 A & B
9. Rights of others to use Hugh Daniel Drive as set out in Deed Book 301, page 799.
10. Covenants and agreements for water services in Book 235, Page 574.
11. Reciprocal Easement in Book 312, Page 274 and amended in Book 317, Page 263 and Book 354, Page 668.
12. Agreement with Shelby Cable in Book 350, Page 545.
13. 20 foot building line along front lot line; a 10' foot easement along South and East lot lines, and 50 foot building line; 30 foot buffer zone, and 10 foot easement along westerly lot line.

\$342,000.00 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 15th of June, 2000.

X James W. Lombard (Seal)
James W. Lombard

X Donna M. Lombard
Donna M. Lombard

NOTARY ACKNOWLEDGMENT ON PAGE 2

06/16/2000-20210
01:51 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
902 N. 94.50

Inst • 2000-20210

Survivorship Warranty Deed
Page 2
Lombard to Mergison
June 15, 2000

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Lombard and wife, Donna M. Lombard 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 15th day of June, 2000.

67

Notary Public
Affix Seal

Commission Expires
5/15/2001

Inst # 2000-20210

06/16/2000-20210
01:51 PM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
BOE HUB %36