

This instrument was prepared by

(Name) Kenneth B. Weygand

(Address) 2130 Highland Avenue, Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Shelby Ridge Development Company, An Alabama General Partnership  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Total Concept, Inc.

(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 78, Meadow Brook 4th Sector, as recorded in Map Book 7 on Page 67 in the  
Office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BOOK 034 PAGE 826

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUL 22 AM 9:55

*Thomas B. Henderson, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>10.00</u>
Mineral Tax	_____
Recording Fee	<u>2.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>13.50</u>

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 24th  
day of May, 19 85

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Kenneth B. Weygand*  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Jane T. Mandis, a Notary Public in and for said County, in said State,  
hereby certify that Kenneth B. Weygand  
whose name 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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 24th day of May, A. D., 19 85