

SEND TAX NOTICE TO:

(Name) Donald W. Irons and  
Esther C. Irons  
(Address) 615 Cahaba Manor Trail  
Pelham, Alabama 35124

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law

1600 City Federal Building

(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Six Thousand Five Hundred and No/100 (\$56,500.00)----- DOLLARS

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

KENNETH A. BRAST, a married man and WILLIAM D. MURRAY, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

DONALD W. IRONS and ESTHER C. IRONS

(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 20, less and except the East 4.1 feet thereof, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Office of the Judge of Probate of Shelby County, Alabama.

Also a triangular portion of Lot 21, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, being more particularly described as follows: Commence at the Northwest corner of said Lot 20 for the point of beginning; thence southerly along the west line of said Lot 20 a distance of 98.39 feet to the Southwest corner of Lot 20; thence Westerly along the south line of Lot 21 for a distance of 12.00 feet; thence 96 degrees 57 minutes 13 seconds right a distance of 99.12 feet to the Northeast corner of Lot 21, also being the Northwest corner of Lot 20 and the point of beginning. Being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: 1.) Ad valorem taxes due in the year 1986. 2.) Public utility easements as shown on recorded plat, including easements of 15 feet on the rear and 5 feet on West side of said lot. 3.) Restrictions, covenants and conditions as recorded in Misc. Book 49, Pages 238 and 241. 4.) Transmission Line Permit to Alabama Power Company as recorded in Deed Book 325, Page 131. 5.) Easement to Pelham Sewer Fund as recorded in Deed Book 340, Page 749 and Deed Book 345, Page 785. 6.) Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 34, Page 457 and covenants pertaining thereto as recorded in Misc. Book 34, Page 463. 7.) Easement to Alabama Power Company as recorded in Deed Book 108, Page 379. 8.) Title to all minerals with and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 321, Page 470.  
\$56,500.00 of the purchase price recited above was derived 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 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.

KENNETH A. BRAST and KENNETH W. BRAST is one and the same person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 3rd

day of September 19 86

WITNESS: 1. Deed Tax \$ 2. Mfg. Tax 3. Recording Fee 7.50 4. Indexing Fee 1.00 TOTAL 3.50  
STATE OF ALABAMA }  
JEFFERSON COUNTY }  
1986 SEP -5 PM 1:51  
JUDGE OF PROBATE

Kenneth W. Brast  
KENNETH A. BRAST  
William D. Murray  
WILLIAM D. MURRAY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH A. BRAST, a married man and WILLIAM D. MURRAY, a married man whose name s 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 3rd September 19 86

Barnett Single

Latimer