

Send Tax Notice To:

(Name) Paul A. Rumore
Nan R. Rumore
(Address) 1448 So. Shades Crest Rd.
Bessemer, AL 35023

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Fifty-five Thousand and 00/100 Dollars (\$155,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, BOBBY C. FRAZIER and wife, GLORIA A. FRAZIER, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto PAUL A. RUMORE and NAN R. RUMORE, hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the northwest corner of Section 13, Township 20 South, Range 4 West, thence run East along the North line of said Section 281.00 feet; thence turn right an angle of 45 degrees 49 minutes and run 556.91 feet to the northerly right of way of South Shades Crest Road; thence run right an angle of 91 degrees 06 minutes Southwesterly along a chord for a curve to the left along said right of way a distance of 94.35 feet to the P.C. of said curve; thence turn a deflection to the left of 2 degrees 29 minutes southwesterly along the said northerly right of way 107.16 feet; thence turn right 91 degrees 23 minutes and run northwesterly 753.53 feet to the point of beginning; being situated in Shelby County, Alabama.

The within conveyance is subject to the following:

1. Ad valorem taxes for the year 1987 and subsequent years, said taxes are a lien due and payable on October 1, 1987.
2. Transmission Line Permit to Alabama Power Company as set out by instrument recorded in Deed Book 109, Page 507 in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 107, Page 412 in the Probate Office.
4. Lease from Alabama Power Company to Amoco Production Company as set out by instrument recorded in Deed Book 331, Page 612 in the Probate Office.

\$114,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Thomas E. Norton

BOOK 115 PAGE 35

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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 the said GRANTORS and for GRANTORS' heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that they have a good right to sell and convey the same as aforesaid; that they will and for their 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 22nd day of January, 1987.

Bobby C. Frazier (SEAL)
BOBBY C. FRAZIER

Gloria A. Frazier (SEAL)
GLORIA A. FRAZIER

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 FEB 13 AM 10:47

Thomas E. Norton, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BOBBY C. FRAZIER and wife, GLORIA A. FRAZIER, 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 within conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 1987.

Thomas E. Norton, Jr.
Notary Public
My commission expires: 1-24-87

This instrument was prepared by: Thomas E. Norton, Jr.
Attorney at Law

314 North 18th Street
Bessemer, AL 35020
Telephone: 426-1200

1. 41.00
2. 5.00
3. 1.00
4. 47.00