

SEND TAX NOTICE TO:

Dale K. Groom and wife,  
(Name) Carolyn K. Groom  
5210 Skyline Circle  
(Address) Helena, Alabama 35080

This instrument was prepared by  
Charles A. J. Beavers, Jr.  
(Name) Bradley, Arant, Rose & White  
1400 Park Place Tower  
(Address) Birmingham, Alabama 35203

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

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY-SIX THOUSAND THREE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor, Total Concept, Inc.,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Dale K. Groom and wife, Carolyn K. Groom,  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Skyline Estates, Third Sector,  
as recorded in Map Book 9, Page 99 A & B, in the Probate Office  
of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1988.
2. 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 208, Page 704, in the Probate Office of Shelby County, Alabama.
3. Restrictions appearing of record in Book 41, Page 90 in the Probate Office of Shelby County, Alabama.
4. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 46, Page 48, in said Probate Office.
5. 50 foot building line from Skyline Circle, and a 10 foot utility easement along the rear and southwesterly lot lines, as shown on recorded map.

(\$107,300.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, George W. Clark,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of May, 1988.

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

By George W. Clark V.P.  
George W. Clark Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

88 MAY 27 AM 9:07

1. Deed Tax 29.00
2. Mfg. Tax
3. Record Fee 2.50
4. INDEX 1.00

JUDGE OF PROBATE

TOTAL 32.50

Notary Public in and for said County in said

I, the undersigned,  
State, hereby certify that George W. Clark,  
whose name as Vice President of Total Concept, Inc.,  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th

day of May, 1988.

FORM ATC-50  
MY COMMISSION EXPIRES NOVEMBER 13, 1990

CHARLES A. J. BEAVERS  
BRADLEY, ARANT, ROSE & WHITE  
1400 Park Place Tower