

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Bryan W. Klotz(Address) 129 Cedar Cove Drive
Pelham, Alabama 35124

This instrument was prepared by

(Name) W. L. Longshore, Jr.(Address) 1900 City Federal Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

One Hundred Fourteen Thousand Six Hundred Sixty Two and no/100 -----Dollars (\$114,662.00)

to the undersigned grantor, FRANK R. TAPSCOTT CONSTRUCTION COMPANY, a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey untoBryan W. Klotz and wife Dina L. Klotz
(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, Block 3, according to the Survey of Cedar Cove, Phase III as recorded
in Map Book 10, Page 34 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1989 and subsequent years.
2. 75' Building line as shown by recorded Map.
3. 20' Easement front and rear as shown by recorded map.
4. Restrictions as recorded in Real 91, page 76 in the Probate Office of Shelby County, Alabama.
5. Right of way to South Central Bell as recorded in Real 91, Page 133 and Real 141, page 720 in the Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company and South Central Bell as recorded in Real 99, Page 466 in the Probate Office of Shelby County, Alabama.
7. Mining and mineral rights and rights incident thereto as recorded in Real 204, Page 546 in the Probate Office of Shelby County, Alabama.

One Hundred Three Thousand Five Hundred and no/100 ----- Dollars (\$103,500.00)
of the above purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

1. Dead Tax	\$ 1150.
2. Mtg. Tax	
3. Recording Fee	250
4. Indexing Fee	100
TOTAL	1500

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President, Frank R. Tapscott

day of January 19 89

FRANK R. TAPSCOTT CONSTRUCTION COMPANY

ATTEST:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

89 JAN 16 PM 12:53

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

By Frank R. Tapscott
FRANK R. TAPSCOTT President

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that FRANK R. TAPSCOTT

whose name as

President of FRANK R. TAPSCOTT CONSTRUCTION COMPANY

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

13th

day of January

19 89

City Fed.
204 2nd Ave No.
Karen P. Dintz
Notary Public