

SEND TAX NOTICE TO:

(Name) Grantee

(Address) 1064 Carribean Circle
Alabaster, AL 35007

This instrument was prepared by

450

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive Birmingham, AL 35209

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 Twenty Thousand Six Hundred Sixty and no/100----- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert A. Childs and Susan B. Childs

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE REVERSE HEREOF FOR LEGAL DESCRIPTION AND ACKNOWLEDGEMENT

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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, I have hereunto set my hand(s) and seal(s), this 9th day of August, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

DOGWOOD FOREST JOINT VENTURE

David J. Boyer (Seal)
PTS GENERAL PARTNER

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

A parcel of land to be known as Lot 41, Dogwood Forest Second Phase, said parcel being situated in the SE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: From the Southeast corner of the SE 1/4 of the SE 1/4 of said Section 13, run thence in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 510.94 feet; thence turn an angle to the right of 41 degrees 04 minutes 21 seconds and run in a Northwesterly direction for a distance of 628.92 feet to a point on the Southeast right of way line of a proposed road; thence turn an angle to the right of 27 degrees 42 minutes 04 seconds and run in a Northwesterly direction for a distance of 60.00 feet across said proposed road to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along the same course as before in a Northwesterly direction for a distance of 465.00 feet; thence turn an angle to the left of 92 degrees 57 minutes 25 seconds and run in a Southwesterly direction for a distance of 290.79 feet; thence turn an angle to the left of 87 degrees 02 minutes 35 seconds and run in a Southeasterly direction for a distance of 450.00 feet to the Northwest right of way line of a proposed public road; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northeasterly direction along the Northwest right of way line of said proposed road for a distance of 290.40 feet to the point of beginning. According to survey of Kenneth B. Weygand, RLS #11768, dated November 14, 1988.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1989.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David F. Byers whose name as general partner of Dogwood Forest Joint Venture, 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 said conveyance, he as such general partner and with full authority, executed the same voluntarily for and as the act of said Joint Venture, as aforesaid.

Given under my hand this 9th day of August, 1989.

J. Douglas R.
NOTARY PUBLIC, STATE AT LARGE
My commission expires 9/7/91

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

89 AUG 23 AM 9:08

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 21.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	30.00