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JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) W. HOWARD DONOVAN, III
HASKELL SLAUGHTER & YOUNG
(Address) 800 AMSOUTH-SONAT TOWER
BIRMINGHAM, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of Twenty-Eight Thousand and no/100 ----- DOLLARS
(\$28,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARK CLARK, a married man, W. HOWARD DONOVAN, III, a married man,
and TIMOTHY P. BRUNSON, a single man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

F. LEE BRUNNER and MARJORIE H. BRUNNER,
husband and wife
(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 39, 2nd Sector, according to the Survey of Altadena Woods, 2nd and 5th Sector as recorded in Map Book 10, Page 54, in the Probate Office of Shelby County, Alabama, and in Map Book 151, Page 25, in the Probate Office of Jefferson County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1990.
2. Release of damages as set out in Real Volume 108, Page 174.
3. 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 138, Page 119.
4. Right of Way granted Alabama Power Company recorded in Deed Book 139, Page 571; Book 114, Page 103.
5. Restrictions appearing of record in Book 98, Page 727.
6. Agreement with Alabama Power Company for Underground Residential Distribution as recorded in Book 117, Page 611 and re-recorded in Book 140, page 725, and restrictive covenants pertaining thereto, as recorded in Book 117, page 614.
7. 35 foot building line from Maury Drive; 10 foot easement along the northerly and westerly lot lines for public utilities as shown on recorded map.

\$22,400.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantors.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 20th

day of November, 19 89.

WITNESS:

(Seal) MARK CLARK (Seal)
(Seal) W. HOWARD DONOVAN, III (Seal)
(Seal) TIMOTHY P. BRUNSON (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Kathy D. Andrey, a Notary Public in and for said County, in said State, hereby certify that Timothy P. Brunson whose name 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, A.D., 1989

Kathy D. Andrey

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that MARK CLARK, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this 21st day of November, 1989.

[NOTARIAL SEAL]

Kathy D. Andsey
Notary Public
My Commission Expires: 1991

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that W. HOWARD DONOVAN, III, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this 20th day of November, 1989.

[NOTARIAL SEAL]

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
Kelly S. Self (formerly Kelly J. Huder)
Notary Public
My Commission Expires: MY COMMISSION EXPIRES DECEMBER 2, 1990
89 DEC -5 AM 9:38

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

1. Deed Tax	\$	6.00
2. ...	\$	5.00
3. ...	\$	4.00
4. ...	\$	1.00
Total	\$	16.00

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that TIMOTHY P. BRUNSON, a single man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this ____ day of November, 1989.

[NOTARIAL SEAL]

Notary Public
My Commission Expires: _____