

SEND TAX NOTICE TO:

WAYNE LYLE GRUNEWALD and

(Name) MARY JANE GRUNEWALD

3564 Chippenham Drive

(Address) Birmingham, AL 35242

This instrument was prepared by

1195-

(Name) DAVID F. OVSON, Attorney at Law

728 Shades Creek Parkway, Suite 120

(Address) Birmingham, Alabama 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

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-Two Thousand and No/100 (\$222,000.00)----- DOLLARS

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

JOHN P. LEONARD and wife, CINDY W. LEONARD

(herein referred to as grantors) do grant, bargain, sell and convey unto

WAYNE LYLE GRUNEWALD and MARY JANE GRUNEWALD

(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 30, according to the Survey of Brook Highland, First Sector, as recorded in Map Book 12, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.

2. 35 foot building line as shown by recorded plat.

3. 10 foot easement on Northerly and Westerly sides of subject property as shown by recorded plat.

4. Easements to Water Works and Sewer Board of City of Birmingham, as recorded in Real 194, Page 20.

5. Restrictions, covenants, easements and reservations as recorded in Real 194, Page 254 and Real 125, Page 234.

6. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Volume 32, Page 48 and Deed Volume 121, Page 294.

7. Release of damages as recorded in Book 223, Page 389.

8. Right of way to Alabama Power as recorded in Deed Volume 109, Page 500 and Deed Volume 134, Page 232.

\$125,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set OUR hand(s) and seal(s), this 11th

day of January, 19 90.

WITNESS: STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

90 JAN 17 PM 12:12

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN P. LEONARD and wife, CINDY W. LEONARD whose name s 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, A. D., 1990

John P. Leonard  
JOHN P. LEONARD  
Cindy W. Leonard  
CINDY W. LEONARD

(Seal)

(Seal)

(Seal)