

THIS INSTRUMENT PREPARED BY:
 BEN L. ZARZUR, ATTORNEY
 2125 MORRIS AVENUE
 BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
 Michael A. Rosemore
 3748 Kinross Drive
 Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FORTY-SIX THOUSAND AND NO/100 (\$246,000.00)--DOLLARS to the undersigned grantor, William J. Acton Construction, Inc. (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 unto Michael A. Rosemore and Kimberly W. Rosemore (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 52, 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 current tax year, 1990.
2. 35 foot building line as shown by recorded map.
3. 10 foot easement rear as shown by recorded map.
4. Right of way to Alabama Power Company as recorded in Volume 109, page 500 and Volume 134, page 232 in the Probate Office of Shelby County, Alabama.
5. Mining and mineral rights and rights incident thereto as recorded in Volume 32, page 48 and Volume 121, page 294 in the Probate Office of Shelby County, Alabama.
6. Reciprocal easement as recorded in Real 125, page 249 and Real 199, page 18 in the Probate Office of Shelby County, Alabama.
7. Drainage easement as recorded in Real 125, page 238 in the Probate Office of Shelby County, Alabama.
8. Restrictions, covenants and conditions as recorded in Real 194, page 54, Real 181, page 995, Real 228, page 882, and Real 194, page 254 in the Probate Office of Shelby County, Alabama.
9. Easement for sanitary sewer lines and water lines as recorded in Real 194, page 1, Real 194, page 40, and Real 194, page 43 in the Probate Office of Shelby County, Alabama.
10. Restrictions as shown by recorded map.
11. Easement and agreement between Eddleman & Associates, an Alabama General Partnership and the Water Works and Sewer Board of the City of Birmingham as recorded in Real 194, page 20 in the Probate Office of Shelby County, Alabama.
12. Map Book 12 page 62 shows the following reservation: Sink Hole Prone Areas - The subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. *Areas

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underlain by limestone and thus may be subject to lime sink activity.*

\$246,000.00 of the purchase price recited above has been paid by 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William J. Acton, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 20th day of March, 1990.

ATTEST:

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

90 MAR 26 AM 11:57

WILLIAM J. ACTON CONSTRUCTION,
INC.

By:

William J. Acton

William J. Acton, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	7.00
6. Certified Fee	\$	1.00
Total	\$	16.00

NO TAX COLLECTED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William J. Acton, whose name as President of William J. Acton Construction, Inc., 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 20th day of March, 1990.

Karen Sue Underwood
Notary Public

My commission expires: 6-23-93

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