

This instrument was prepared by

137

(Name) L. Drew Redden
Redden, Mills & Clark
(Address) 940 First Alabama Bank Building
Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty Thousand Dollars (\$250,000.00) and the execution of a purchase money mortgage in the amount of Three Hundred Ninety Thousand Dollars (\$390,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, POLLY BRUSH and WALTER G. BRUSH, her husband,

(herein referred to as grantors) do grant, bargain, sell and convey unto LEON ROSSER, an unmarried man, and LOUISE BURBANK, an unmarried woman,

(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 10, according to the Survey of Southlake, a residential subdivision as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

EXCEPTIONS:
Minerals and mining rights and privileges excepted as reserved in Deed Book 4, Page 549.

Transmission line permit to Alabama Power Company, recorded in Deed Book 124, Page 535, and Real Book 207, Page 366, in Shelby County Probate Office.

Notice of permitted land uses, as recorded in Real Book 160, Page 492.

Restrictive covenants as recorded in Real Book 160, Page 495, in the Probate Office of Shelby County, Alabama, and re-recorded in Real Book 182, Page 1.

A fifty foot building setback line from Lakeshadows Drive and Southlake Parkway as shown on recorded subdivision map.

Sanitary sewer easement across northeast corner of said property as shown on recorded map.

Agreement with Alabama Power Company as recorded in Real Book 160, Page 663, in the Probate Office of Shelby County, Alabama.

Easements as to underground cables, recorded in Real Book 160, Page 672, in the Probate Office of Shelby County, Alabama.

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 ~~we~~ (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 12th day of October, 1990

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

90 OCT 15 AM 10:46 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

I, L. DREW REDDEN, a Notary Public in and for said County, in said State, hereby certify that Polly Brush and Walter G. Brush whose names 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 _____ day of October A. D., 1990

Polly Brush (Seal)
POLLY BRUSH

Walter G. Brush (Seal)
WALTER G. BRUSH

General Acknowledgment

Notary Public.