

This instrument was prepared by

(Name) Larry L. Halcomb  
3512 Old Montgomery Highway  
(Address) Homewood, Alabama 35209Send Tax Notice To: Michael W. Goodson  
name  
5220 Meadow Brook Road  
Birmingham, Alabama 35242  
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six hundred fifty two thousand & No/100 (652,000.00) DOLLARS

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

Walter D. Clark and wife, Gail Clark  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael W. Goodson and Linda W. Goodson

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:Lot 21, according to the Survey of Meadow Brook Estates, First Sector, as recorded  
in Map Book 7, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.  
Minerals and mining rights excepted.

Subject to taxes for 1991.

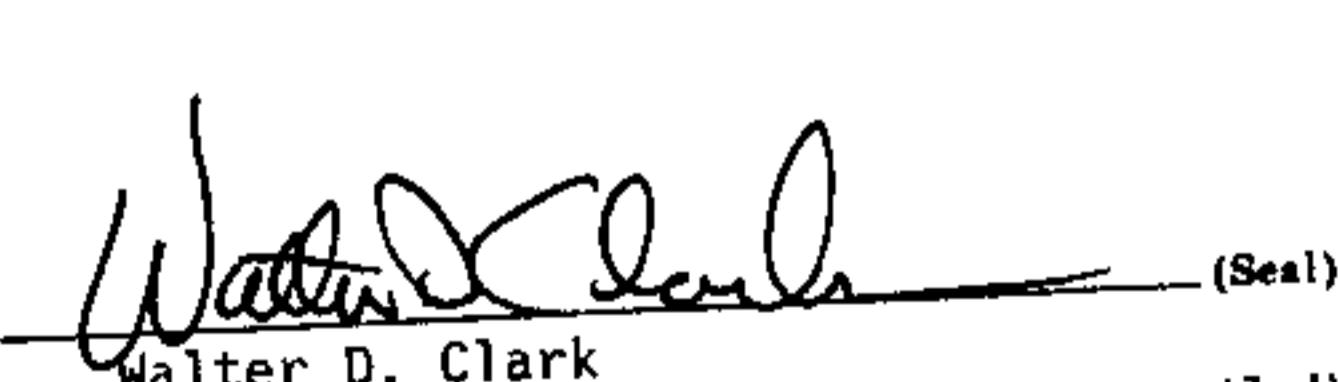
Subject to restrictions as set out on recorded plat Book 7, Page 64 regarding single  
family residences.

Subject to right of way to Alabama Power Company as recorded in Real 114, Page 81.

Subject to Agreement with Alabama Power Company as set out in Misc. Book 48, Page 880.

Subject to Protective Covenants as recorded in Misc. Book 25, Page 274, and amended in  
Misc. Book 36, Page 788.Subject to Transmission Line Permit to Alabama Power Company as recorded in Dedd Book  
313, Page 740.\$400,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28th  
day of February, 19 91BOOK 781 PAGE 301  
WITNESS: STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAR -4 PM 1:18 (Seal)

  
Walter D. Clark (Seal)STATE OF ALABAMA  
JEFFERSON COUNTY  
Total 4258.50I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Walter D. Clark and wife, Gail Clark  
whose name S are 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 28th day of FebruaryA. D. 19 91  
Larry L. Halcomb  
My Commission Expires January 23, 1994  
Notary Public