

This instrument was prepared by

(Name) Larry L. Halcomb  
 (Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

Send Tax Notice To: Michael W. Goodson  
 name  
5220 Meadow Brook Road  
Birmingham, Alabama 35242  
 address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

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 GRANTEES 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 GRANTEES) 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 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 28th  
February, 19 91  
 day of \_\_\_\_\_

WITNESS:

STATE OF ALA. SH. CO. CLERK  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

91 MAR -4 PM 1:18

Walter D. Clark (Seal)  
 Walter D. Clark

Gail Clark (Seal)  
 Gail Clark

STATE OF ALABAMA

JEFFERSON COUNTY

DEED TAX 252.00  
 2. Mtg. Tax (Seal)  
 3. Recording Fee 3.50  
 4. Indexing Fee 3.00  
 5. No Tax Fee 5.00  
 6. Certified Fee 7.00 General Acknowledgment  
 Total 258.50

I, 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 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 February, A. D., 19 91

Larry L. Halcomb Notary Public.

My Commission Expires January 23, 1994