

THIS INSTRUMENT PREPARED BY:
Charles L. Denaburg, Attorney
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
R.T. Ponder
2526 Woodfern Circle
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED EIGHTY AND NO/100 (\$418,480.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Calvin Reid Construction Company, Inc., (herein referred to as "grantor" whether one or more) grant, bargain, sell and convey unto R.T. Ponder and Paula B. Ponder (herein referred to as "grantee", whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3245, according to the Survey of Riverchase Country Club, 32nd Addition, recorded in Map Book 14, page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 1992.
2. 20 foot Easement on West and Easement of Undeterminable size on North and Northwest as shown by recorded Map.
3. Restrictions appearing of record in Misc. Volume 14, page 536 and amended by Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Real 301, page 198, in the Probate Office of Shelby County, Alabama.
5. Right of way for Alabama Power Company recorded in Real 311, page 692 in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Real 306, page 135 in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
8. Release of Damages recorded in Real 301, page 198 in the Probate Office of Shelby County, Alabama.

\$250,000.00 of the purchase price recited above was 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 I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said

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grantee, his her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of October, 1991.

Calvin Reid Construction Company, Inc.

By: *Dennis Reid*
Its: Dennis Reid, President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dennis Reid, whose name as President of Calvin Reid Construction Company, Inc., a corporation, 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 President and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal this the 4th day of October, 1991.

Dennis M. Hall
NOTARY PUBLIC

My Commission expires: 12-26-94

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

91 OCT -8 PM 1:05

William H. Jamison, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ 168.50
2. Mfg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 177.50