

This instrument prepared by:  
 John N. Randolph, Attorney  
 Strote & Permutt P.C.  
 2222 Arlington Avenue  
 Birmingham, Alabama 35205

Send Tax Notice to:  
 John F. Bertolini  
 Lynn W. Bertolini  
 3018 Longleaf Lane  
 Helena, Alabama 35060

## CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Ninety-One Thousand Seven Hundred and 00/100'S \*\*\* (\$91,700.00)** Dollars to the undersigned grantor, H. Walker & Associates a corporation, in hand paid by John F. Bertolini and Lynn W. Bertolini, the receipt whereof is acknowledged, the said H. Walker & Associates does by these presents, grant, bargain, sell and convey unto John F. Bertolini and Lynn W. Bertolini, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Royal Pines, as recorded in Map Book 11 page 51 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 40 feet reserved from Longleaf Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 60 foot Colonial Pipeline Co. easement through building setback line on the Northwestern portion of lot and a 10 foot on the Southern and Eastern sides of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 180 page 109 and Map Book 11 page 51 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 130 page 176; Deed Book 142 page 402 and Deed Book 181 page 31 in Probate Office.
6. Right(s)-of-Way(s) granted to City of Helena by instrument(s) recorded in Real 186 page 337 in Probate Office.
7. Right(s)-of-Way(s) granted to South Central Bell and Alabama Power Company by instrument(s) recorded in Real 133 page 593 in Probate Office.
8. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 133 page 41 in Probate Office.

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\$91,700.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said John F. Bertolini and Lynn W. Bertolini, 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 H. Walker & Associates does for itself, its successors and assigns, covenant with said John F. Bertolini Lynn W. Bertolini, 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 said John F. Bertolini Lynn W. Bertolini, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said H. Walker & Associates by Harold R. Walker, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of October, 1991.

H. Walker & Associates

*Harold R. Walker*  
 by, Harold R. Walker, President

4. Indexing Fee	
5. No Tax Fee	
6. Certified Fee	
Total	

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker, President, of H. Walker & Associates, a corporation, whose name as such officer 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 1st day of October, 1991.

  
Notary Public  
Affix Seal

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

91 OCT -8 AM 9:12

  
JUDGE OF PROBATE

1. Deed Tax	\$ 2.00
2. Mfg. Tax	\$ 500.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 1,003.00

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