

SEND TAX NOTICE TO:

(Name) Paul Vickerstaff

This instrument was prepared by

(Address) 1 Park Drive  
Montevallo, AL 35115

(Name) James M. Kendrick

(Address) 900 City Federal Bldg. B'ham, Ala 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Four Thousand Nine Hundred & 00/100 DOLLARS

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

E. Jerome Dominescy, Jr. and Wife Jennifer L. Dominescy

(herein referred to as grantors) do grant, bargain, sell) and convey unto Paul R. Vickerstaff and Wife Anne E. Vickerstaff

(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 28, according to the Park Forest Subdivision, First Section, as recorded in Map Book 7, Page 155 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

11. Ad Valorem taxes due and payable October 1, 1992.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 154, Page 423 and Book 323, Page 336.
3. Restrictions appearing of record in Misc. Book 31, Page 788, and amended by Misc. Book 33, page 16.
4. Agreement with Alabama Power Company for Underground Residential Distribution recorded in Misc. Book 32, Page 421.
5. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 32, Page 731; Misc. Book 32, Page 420 and Misc. Book 32, Page 418.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 319, Page 449.
7. 40 foot building line from Forest Parkway and Park Drive; 10 foot utility easement along the Easterly lotline, as shown on recorded plat.

\$59,900.00 of the purchase price recited above was paid from a mortgage, now closed simultaneously with delivery of this deed.

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 and except 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.

WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 9th day of March, 19 92.

NOTARY PUBLIC  
SHELBY COUNTY, ALA.  
JAMES M. KENDRICK  
4111

(Seal)

(Seal)

(Seal)

(Seal) (Seal) (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, A. Dozier Williams, a Notary Public in and for said County, in said State, hereby certify that E. Jerome Dominescy, Jr. and Wife Jennifer L. Dominescy whose name 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 9th day of March, A.D., 19 92

A. Dozier Williams  
Notary Public.