

This instrument was prepared by

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Send Tax Notice To: ERNEST G. LARSON and  
ELIZABETH L. LARSON  
name 3733 Kinross Drive  
Birmingham, Alabama 35242  
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifteen Thousand and No/100 (\$215,000.00)----- DOLLARS

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

CHALMER R. MYER and wife, DONNA M. MYER

(herein referred to as grantors) do grant, bargain, sell and convey unto

ERNEST G. LARSON and ELIZABETH L. LARSON

(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 33, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, Page 62 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.

2. Excepting therefrom title to all minerals of every kind and character within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 32, Page 48 and Deed Book 121, Page 294.

3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 109, Page 500 and Deed Book 134, page 232.

4. Prescriptive right of way from dirt road, as shown on survey of Laurence D. Weygand, dated December 29, 1986.

5. Drainage Agreement between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee of the Public Employees Retirement System of Ohio and Eddleman & Associates, An Alabama General Partnership, as recorded in Book 125, page 238.

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 30th

day of June, 1992.

WITNESSES  
Inst. # 1992-13337  
07/07/1992-13337  
05:24 PM  
SHELBY COUNTY JUDGE OF PROBATE  
JEF FERSON

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

(Seal)  
CHALMER R. MYER

(Seal)  
DONNA M. MYER

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHALMER R. MYER and wife, DONNA M. MYER 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 30th day of June A. D., 1992

Dee F. Oram  
Notary Public.