

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

L. Mark Oelschlager
2040 Glen Eagle Lane
Birmingham, AL 35243

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) to the undersigned grantor, BWA DEVELOPMENT CORP., AN ALABAMA CORPORATION, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto L. MARK OELSCHLAGER AND DIANE H. OELSCHLAGER (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 11, Country Club Village, an Inverness Garden home Community, as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ALL of the purchase price recited above was paid from 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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, BWA DEVELOPMENT CORP., AN ALABAMA CORPORATION the said GRANTOR, by THOMAS H. BRIGHAM, JR. its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this 13TH day of July, 1992.

BWA DEVELOPMENT CORP., AN ALABAMA CORPORATION

By: Thomas H. Brigham, Jr.
THOMAS H. BRIGHAM, JR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THOMAS H. BRIGHAM, JR. whose name as PRESIDENT of BWA DEVELOPMENT CORP., AN ALABAMA 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 13th day of July, 1992.

Notary Public

My Commission Expires: 11/20/92

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Inst # 1992-14069
07/15/1992-14069
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOY MCB 7.50