

This instrument was prepared by

Send Tax Notice To: Thomas M. Schultz
name
5605 Tamarac Trace
Birmingham, Alabama 35242
address

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

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 two thousand and No/100 (202,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Michael Visser and wife, Jamie Lynn Visser

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas M. Schultz and Connie S. Schultz

(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 108, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to easements and building line as shown on recorded map.

Subject to Agreement with Alabama Power Company for underground residential distribution as recorded in Book 158, Page 720.

Subject to terms, agreements and right of way to Alabama Power Company, as recorded in Book 148, Page 723.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded in Book 167, Page 406; and Deed Book 139, Page 140.

Subject to right of way to The Water Works and Sewer Board of the City of Birmingham, as recorded in Book 144, Page 878.

Subject to restrictions appearing of record in Book 153, page 992 and amended in Book 262, page 764; and Book 262, page 766.

Subject to release of damages as set out in Book 108, Page 150; and Book 186, Page 717.

Subject to notice to the insured is hereby given that the recorded subdivision map, as recorded in Map book 11, Page 79, contains on the face of same a statement pertaining to natural lime sinks.

\$202,000.00 of the purchase price was paid from the proceeds of 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 (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 12th day of November, 1992.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael Visser (Seal)
Michael Visser
Jamie Lynn Visser (Seal)
Jamie Lynn Visser

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Michael Visser and wife, Jamie Lynn Visser 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 12th day of November A. D., 1992

Larry L. Halcomb Notary Public.

688-21849
1992-21849
11/23/1992-21849
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
8-5-92
001 NCD