

SEND TAX NOTICE TO:

Daniel Holder  
(Name) Carolyn Holder  
20 Lake Kathryn Drive  
(Address) Westover, Alabama 35147

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 SouthBridge Parkway Suite 650  
(Address) Birmingham, Alabama 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }  
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED NINETY ONE THOUSAND FOUR HUNDRED AND NO/100----- DOLLARS

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

Mitchell P. Schencker and spouse, Kathryn W. Schencker

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

Daniel Holder and Carolyn Holder

(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 3, according to the Survey of Lake Kathryn, as recorded in Map Book 16, Page 13, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. LESS AND EXCEPT THAT CERTAIN BEAUTIFICATION EASEMENT DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Existing easements, rights of way and restrictions of record.

\$140,000.00 of the consideration was paid from the proceeds of a mortgage loan.

12/15/1992 1992-30059  
11:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 60.50

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 November, 19 92.

WITNESS:

(Seal) Mitchell P. Schencker (Seal)  
Mitchell P. Schencker  
(Seal) Kathryn W. Schencker (Seal)  
Kathryn W. Schencker

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Mitchell P. Schencker and Kathryn W. Schencker whose names 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 November, A.D., 19 92

Gene W. Gray, Jr. Notary Public.

**\*\* BEAUTIFICATION EASEMENT**

BEGIN AT THE NORTHWEST CORNER OF LOT 3 OF LAKE KATHRYN A PRIVATE SUBDIVISION AS RECORDED IN MAPBOOK 16, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA; THENCE RUN S86°53'28"W ALONG THE SOUTHERLY RIGHT OF WAY OF LAKE KATHRYN DRIVE A DISTANCE OF 20.00 FEET TO THE POINT OF A CURVE TO THE RIGHT HAVING A RADUIS OF 267.28 FEET AND A CENTRAL ANGLE OF 10°56'02"; THENCE RUN ALONG SAID CURVE A DISTANCE OF 51.00 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADUIS OF 25.00 FEET AND A CENTRAL ANGLE OF 65°44'30"; THENCE RUN ALONG SAID CURVE A DISTANCE OF 28.89 FEET TO THE POINT OF TANGENT SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD 55; THENCE RUN S32°00'00"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.01 FEET; THENCE RUN N72°44'39"E A DISTANCE OF 115.51 FEET TO THE POINT OF BEGINNING.

Inst # 1992-30059

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