

This instrument prepared by:  
PADEN & HARRIS  
2070 VALLEYDALE ROAD, SUITE 5  
BIRMINGHAM, AL 35244

143-323

Send Tax Notice To:  
JON BRODY BLACK  
496 OLDE TOWNE LANE  
ALABASTER, ALABAMA 35007

## WARRANTY DEED

### STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred One Thousand and 00/100'S \*\*\* (\$101000)** to the undersigned Grantor(s) (whether one or more), in hand paid by the Grantees, the receipt whereof is acknowledged, I or we, **DAVID A. BIRDSONG and VICKIE T. BIRDSONG, HUSBAND AND WIFE** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **JON BRODY BLACK** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A PARCEL OF LAND BEING A PART OF LOTS 1, 2, AND 3, BLOCK 12, OF ALABASTER GARDENS, AS RECORDED IN MAP BOOK 3, PAGE 136 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 50 FEET; THENCE LEFT 29 DEGREES 33 MINUTES 27 SECONDS A DISTANCE OF 30.63 FEET; THENCE RIGHT 11 DEGREES 40 MINUTES 44 SECONDS A DISTANCE OF 132.87 FEET; THENCE LEFT 109 DEGREES 32 MINUTES 40 SECONDS A DISTANCE OF 118.49 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE LEFT 14 DEGREES 16 MINUTES 01 SECONDS A DISTANCE OF 128.32 FEET THENCE LEFT 38 DEGREES 18 MINUTES 36 SECONDS A DISTANCE OF 35.19 FEET TO THE EAST SIDE OF OLDE TOWNE LANE (SEVENTH STREET, NW); SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 01 SECONDS AND A RADIUS OF 125.00 FEET; THENCE LEFT 97 DEGREES 53 MINUTES 59 SECONDS TO THE CHORD OF SAID CURVE, A DISTANCE OF 34.61 FEET ALONG SAID CHORD TO THE END OF SAID CURVE; THENCE RIGHT 07 DEGREES 57 MINUTES 30 SECONDS ALONG SAID STREET A DISTANCE OF 195.27 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Taxes for 1993 are a lien, but not due and payable until October 1, 1993.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 175, Page 68.
3. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 181, Page 34.
4. Right of way granted to Plantation Pipeline by instrument recorded in Deed Book 112, Page 327.
5. Power line and pole as shown on survey by Amos Cory, dated October 19, 1988.
6. Subject to special flood hazard area as shown on survey by Amos Cory, dated October 19, 1988.


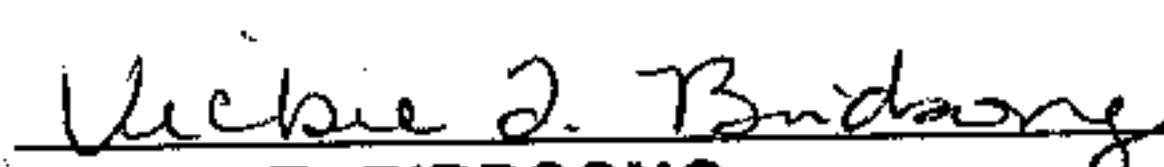
\$101,292.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

Inst. # 1993-09504  
04/08/1993-09504  
08:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11.00  
002 MCD

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 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 stated above; that I (we) have a good right to sell and convey the same 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.

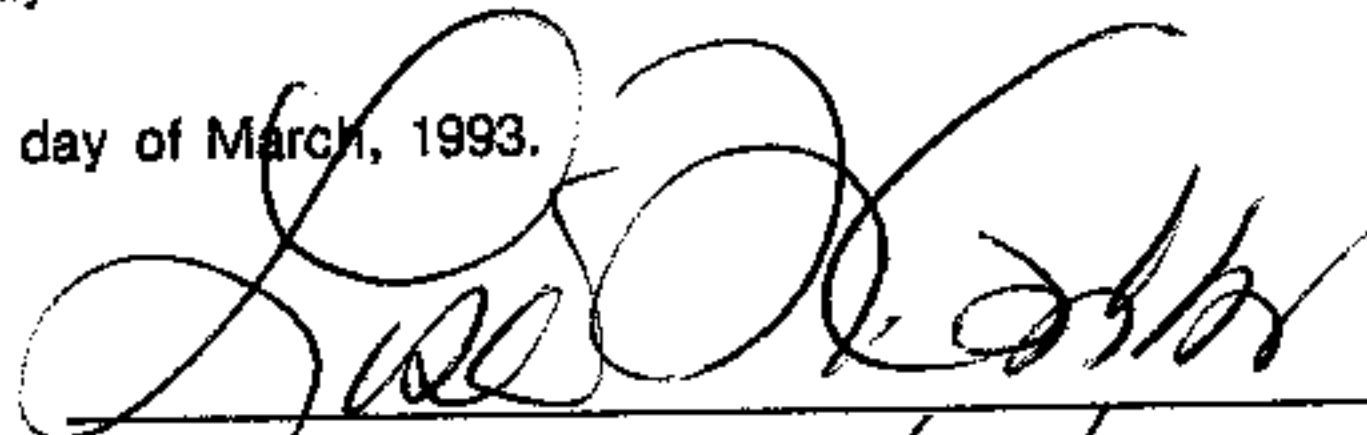
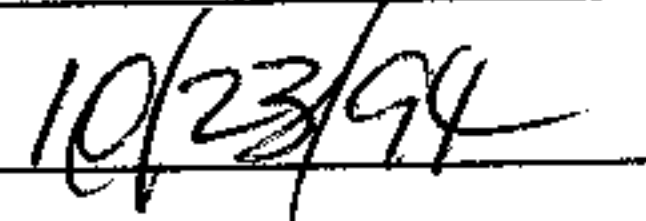
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of March, 1993.

  
DAVID A. BIRDSONG  
  
VICKIE T. BIRDSONG

STATE OF ALABAMA  
COUNTY OF 

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that **DAVID A. BIRDSONG and VICKIE T. BIRDSONG**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 1993.

  
NOTARY PUBLIC  
My commission expires: 

Inst # 1993-09504

04/08/1993-09504  
08:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 11.00