

SEND TAX NOTICE TO:

(Name) Gene R. Newman & Yoshi U. Newman

(Address) 608 Wilderness Road
Pelham, AL 35124

This instrument was prepared by

(Name) Robert R. Sexton, Esq.

900 Park Place Tower, 2001 Park Place North

(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Two Thousand & 00/100 ----- DOLLARS
(\$92,000.00)

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

RICHARD V. DUFRESNE and wife, DEBRA K. DUFRESNE

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

GENE R. NEWMAN and YOSHI U. NEWMAN

(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 4, in Block 1, according to the Survey of Cahaba Valley Estates, 4th Sector, as recorded in Map Book 5, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year, and subsequent years.
2. Restrictions appearing of record in Misc. Book 5, Page 144.
3. Right of Way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 280, Page 640.
4. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 282, Page 637.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 280, Page 363.
6. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 108, Page 379.
7. 35 ft. building line from Wilderness Road; 7.5 ft. easement along north and east lot lines, as shown on recorded map.

\$80,000.00 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 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 24 hand(s) and seal(s), this

day of April, 19 93.

WITNESS:

Janet Smith (Seal)
Jan Hager (Seal)

(Seal)

Richard V. Dufresne (Seal)
RICHARD V. DUFRESNE
Debra K. Dufresne (Seal)
DEBRA K. DUFRESNE

(Seal)

STATE OF ~~ALABAMA~~ Al

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD V. DUFRESNE and wife, DEBRA K. DUFRESNE 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 24 day of April, A. D., 19 93

Lucille Sue Pearson
Notary Public.

MY COMMISSION EXPIRES MARCH 26, 1995

Inst # 1993-17732