

THIS INSTRUMENT PREPARED BY:
R. Shan Paden
Paden & Harris
2070 Valleydale Road, Suite 5
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
A. Osman Tunagur
1220 Macqueen Dr.
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of SEVENTY-THREE THOUSAND NINE HUNDRED AND NO/100THS (\$73,900.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, ALAN C. LAWSON, a/k/a Alan G. Lawson, and MARY M. LAWSON, husband and wife, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto A. OSMAN TUNAGUR and LAURIE TUNAGUR, (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 48, according to the map and survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7 in the Office of the Judge of Probate of Shelby County, Alabama; less and except the East 6.5 feet of said Lot 48.

\$70,200.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. 40 foot building line as shown by recorded Map.
3. Public utility easements as shown by recorded plat, including 10 feet on North and East sides of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 21, Page 759.
5. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed 216, Page 608 and Deed 239, Page 915.
6. Right of way granted to South Central Bell by instrument recorded in Deed 307, Page 661.
7. Right of way to Alabama Power Company and

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South Central Bell by instrument recorded in Deed 309, Page 392.

8. Title to all minerals within underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 355, Page 188.
9. Right of way granted to Plantation Pipeline by instrument recorded in Deed 112, Page 252; Deed 179, Page 277; Deed 257, Page 267 and Deed 257, Page 269.
10. Agreement with Plantation Pipeline by instrument recorded in Misc. Book 18, Page 873.

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 all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29 day of June, 1993.


ALAN C. LAWSON


MARY M. LAWSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama, County at Large hereby certify that ALAN C. LAWSON and MARY M. LAWSON, 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 29th day of June, 1993.



Notary Public

My commission expires: 2/17/96

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10:11 AM CERTIFIED
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