

THIS INSTRUMENT PREPARED BY:
Beth O'Neill Roy
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

9309/4092

SEND TAX NOTICE TO:
Michael G. Gibson
Lucy L. Gibson
3705 Cumberland Trace
Birmingham, Alabama 35242

92922-22676
INS # 1993-22676

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

*Full mtg
7/93*

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SIXTY-ONE THOUSAND AND NO/100 (\$161,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we

PETER F. KERN AND SARA T. KERN, husband and wife,
(herein referred to as "Grantors"), do grant, bargain, sell, and convey unto

MICHAEL G. GIBSON AND LUCY L. GIBSON, husband and wife,
(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 17, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for 1993, which are not due and payable until October 1, 1993, and taxes for subsequent years.
2. 35 foot building line on front, as shown by recorded Map in the Office of the Judge of Probate of Shelby County, Alabama.
3. 65 foot easement on rear, as shown by recorded Map in said Probate Office.
4. Restrictions as shown by recorded Map in said Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Volume 48, Page 880, in said Probate Office.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 318, Page 414, Volume 318,

08/02/1993-22676
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

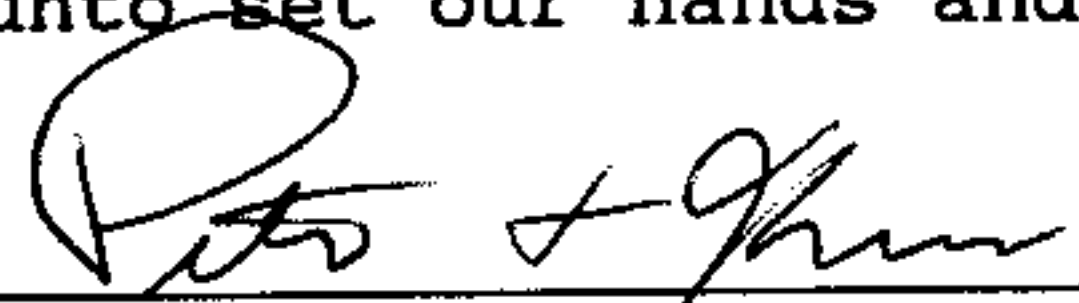
Page 412, and Volume 318, Page 416, in said Probate Office.

6. Restrictions appearing of record in Misc. Volume 29, Page 929, in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 32, Page 306 and Volume 40, Page 265, in said Probate Office.

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 tentant in common.

And we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the said Grantees, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 15th day of July, 1993.

 (Seal)
PETER F. KERN

 (Seal)
SARA L. KERN

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that PETER F. KERN AND SARA T. KERN, husband and wife, 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 as of the 15th day of July, 1993.

Mary Beth Overee
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES JANUARY 22, 1996

1050

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
1993 JUL 19 AM 10:37
RECORDED & \$ MTD. TAX & \$
DEED TAX HAS BEEN PD. ON THIS INSTRUMENT
George R. Reynolds
JUDGE OF PROBATE

1700

STATE OF ALABAMA, JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed
tax has been collected on this instrument.
George R. Reynolds
Judge of Probate
"NO TAX COLLECTED"
INST # 1993-22676

3 08/02/1993-22676
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50