

SEND TAX NOTICE TO:

(Name) Joseph P. Rueschenberg  
174 Southern Street,  
 (Address) Vincent, Alabama 35178

This instrument was prepared by

(Name) MARTIN, DRUMMOND, WOOSLEY & PALMER, P.C.  
2204 Lakeshore Drive, Suite 130  
 (Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY TWO THOUSAND AND NO/100ths----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Mark A. Love and wife, Christianne E. Love

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Joseph P. Rueschenberg and wife Jennifer M. Rueschenberg

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

From the Northwest corner of Section 11, Township 19 South, Range 2 East, run South along the West line of said Section a distance of 1241.87 feet; thence left 87 deg. 15 min. 24 sec. a distance of 1597.26 feet; thence right 109 deg. 52 min. 10 sec. a distance of 25.31 feet to the point of beginning; thence continue in a straight line a distance of 423.94 feet; thence left 111 deg 58 min. 43 sec. a distance of 189.73 feet; thence left 64 deg. 52 min. 23 sec. a distance of 189.22 feet; thence left 17 deg. 13 min. 32 sec. a distance of 223.84 feet to the south right of way of Southern Street; thence left 97 deg. 51 min. 34 sec. along the right of way of said road a distance of 142.18 feet to the point of beginning.

\$ 60,667.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

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 August, 19 93.

WITNESS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Christianne E. Love (Seal)  
Mark A. Love  
 By and Through His Attorney in Fact (Seal)  
Christianne E. Love (Seal)  
Christianne E. Love (Seal)

State of Alabama County of Jefferson

I the undersigned, a Notary Public in and for said County in said State, hereby certify that Christianne E. Love, whose name as Attorney in Fact, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such she executed the same voluntarily on the day the same bears date. Given under my hand this the 30th day of August, 1993.

STATE OF ALABAMA, COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Christianne E. Love, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 30th day of August, 1993.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
 MY COMMISSION EXPIRES: May 6, 1997.  
 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Hubert E. Ransom

09/02/1993-26704  
 12:53 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 10.00

Inst # 1993-26704