

This instrument was prepared by

Send Tax Notice To: Jerry D. Hart

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

name 828 Riverchase Parkway
address Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty two thousand and No/100 (152,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Clarence Petty III, married; Roy Samuel Petty, unmarried; Carol Petty Allison, married; Michael Wayne Petty, married; and Douglas Christopher Petty, married
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry D. Hart and Elizabeth W. Blaikie

(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 30, according to the Survey of Second Addition to Riverchase Country Club, as recorded in Map Book 7, page 121, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to items on attached Exhibit "A".

Katherine C. Petty, a prior owner of subject property, predeceased William C. Petty, Jr.; the said Katherine C. Petty having died on or about the 25th day of September, 19 90 and the said William C. Petty, Jr. having died on or about the 24th day of September 19 92.

Subject property is not the homestead of any of the grantors nor their spouses.

09/10/1993-27676
12:06 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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 2nd day of September, 19 93.

WITNESSES

William Clarence Petty III (Seal)
William Clarence Petty, III

Roy Samuel Petty (Seal)
Roy Samuel Petty

Carol Petty Allison (Seal)
Carol Petty Allison

Douglas Christopher Petty (Seal)
Douglas Christopher Petty

Michael Wayne Petty (Seal)
Michael Wayne Petty

William Clarence Petty III (Seal)
William Clarence Petty, III

Roy Samuel Petty (Seal)
Roy Samuel Petty

Carol Petty Allison (Seal)
Carol Petty Allison

Douglas Christopher Petty (Seal)
Douglas Christopher Petty

Michael Wayne Petty (Seal)
Michael Wayne Petty

William Clarence Petty III (Seal)
William Clarence Petty, III

Roy Samuel Petty (Seal)
Roy Samuel Petty

Carol Petty Allison (Seal)
Carol Petty Allison

Douglas Christopher Petty (Seal)
Douglas Christopher Petty

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that William Clarence Petty III, married; Roy Samuel Petty, unmarried; Douglas Christopher Petty, married whose name 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 2nd day of September A. D., 19 93

Larry L. Halcomb
Notary Public.

Inst # 1993-27676

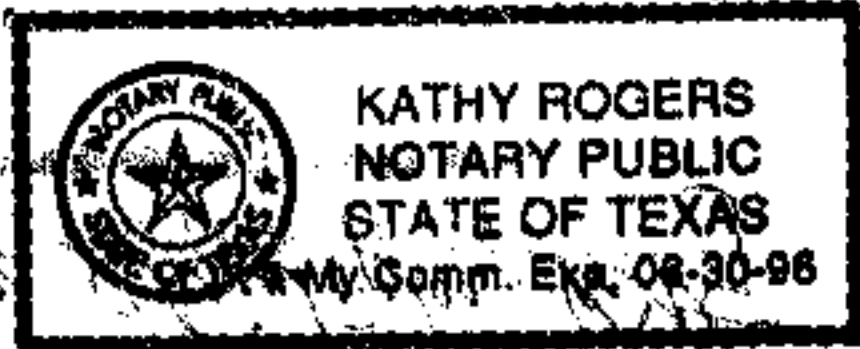
STATE OF TEXAS
Smith COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Petty Allison, married, whose name(s) 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 and and official seal this 7 day of September, 1993.

Kathy Rogers
Notary Public
(SEAL)

My Commission Expires: 6-30-96



Return to:
LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY
BIRMINGHAM, AL 35209

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693
(205) 251-2871

STATE OF ALABAMA
HOUSTON COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Wayne Petty, married, whose name(s) 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 he executed the same voluntarily on the day the same bears date.

Given under my and and official seal this 2nd day of September, 1993.

[Signature]
Notary Public
(SEAL)

My Commission Expires: 6-9-94

EXHIBIT "A"

Restrictions as shown by recorded Map.

10 foot Easement on rear, as shown by recorded Map.

Restrictions regarding Alabama Power Company recorded in Misc. 22, page 768, Misc. 34, page 472, Misc. 34, page 474, and Misc. 34, page 476, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Volume 306, page 275 and Volume 306, page 278, Misc. Volume 14, page 536, amended by Misc. 17, page 550 and Misc. 34, page 549, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Misc. 23, page 626, in the Probate Office of Shelby County, Alabama.

Easement for Alabama Power Company recorded in Volume 311, page 816, in the Probate Office of Shelby County, Alabama.

Restrictions regarding Alabama Power Company recorded in Misc. 22, page 764, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Misc. 23, page 626, in the Probate Office of Shelby County, Alabama.

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003 MCD 165.50**