

SEND TAX NOTICE TO:

(Name) William P. Friedrich
(Address) 3601 Wyngate Lane
Birmingham, AL 35243

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,

(\$352,500.00)

That in consideration of THREE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

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

HUGHES B. PERRY, JR. and wife, GERTRUDE M. PERRY
(herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM P. FRIEDRICH AND SHIRLEY A. FRIEDRICH

(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 1, Block 4, according to the Map of Wyndate, First Sector, as recorded in Map Book 11, Page 13, and amended in Map Book 11, Page 81, and further amended in Map Book 12, Page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1993 and subsequent years.
2. Easements and building lines as shown on recorded map.
3. 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 Real Volume 101, Page 948.
4. Right of Way granted to Alabama Power Company recorded in Book 179, Page 360; and Real Volume 142, Page 159.
5. Restrictions appearing of record in Real Volume 133, Page 224; and as shown on recorded map.
6. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument recorded in Real Volume 140, Page 713.
7. Terms, agreements and right of way to Alabama Power Company recorded in Real Volume 140, Page 734.

03/22/1994-09199
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 200.50

\$160,000.00 of the total consideration recited above was paid from the proceeds of 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 our hand(s) and seal(s), this 3rd

day of July, 19 93.

WITNESS:

Eric L. Canard (Seal)
Tim Richards (Seal)

(Seal)

Hughes B. Perry, Jr. (Seal)
Gertrude M. Perry (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HUGHES B. PERRY, JR. and wife, GERTRUDE M. PERRY 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 this 3rd day of July, A.D. 19 93

Donna Mae Jones
Notary Public.

MY COMMISSION EXPIRES FEB. 26, 1996

Inst # 1994-09199