

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.  
Attorneys at Law  
211 22nd Street North  
Birmingham, Alabama 35203

STEVEN F. CASEY  
1034 LAKE HEATHER ROAD  
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THOUSAND and 00/100 (\$140,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RONALD L. WALL and CAROLYN J. WALL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEVEN F. CASEY, AND WIFE MARY ELIZABETH TUCKER CASEY, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES (GIVENPOUR'S ADDITION TO INVERNESS) AS RECORDED IN MAP BOOK 16, PAGE 121 A/B/C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994, which constitutes a lien, but are not yet due and payable until October 1, 1995.
2. Release of damages recorded in Instrument #1992-31420.
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 Deed Book 48, Page 427; Deed Book 5, Page 355; and Deed Book 4, Page 442.
4. Covenants and provisions regarding Road Improvements as set out in the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc. recorded in Instrument #1992-18226.
5. Declaration of Protective Covenants attached and made a part of the deed from Metropolitan Life Insurance Company to Lake Heather Development Company, Inc. recorded as Instrument #1992-18226, as amended in Instrument #1992-26078 in the Probate Office of Shelby County, Alabama.
6. Private Subdivision Agreement with the City of Hoover, recorded in Instrument #1992-26077 in the Office of the Judge of Probate of Shelby County, Alabama.

02/08/1995-03561  
02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1995-03561

7. Riparian and other rights created by the fact that the subject property fronts on Lake Heather.
8. Articles of Incorporation of Lake Heather Homeowners Association, Inc., in Instrument #1992-15775.
9. Restrictions, as shown by recorded Map.
10. 7½ foot easement on the northwesterly side of lot, as shown by recorded plat.

\$140,000.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RONALD L. WALL and CAROLYN J. WALL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of February, 1995.

X Ronald L. Wall  
RONALD L. WALL

X Carolyn J. Wall  
CAROLYN J. WALL

STATE OF TEXAS  
COUNTY OF Collin

02/08/1995-03561  
02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 12.00

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ~~RONALD L. WALL~~ and CAROLYN J. WALL, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of February, 1995.

X Paula Evans  
Notary Public

My commission expires: 9/14/97

