

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
LESLIE B. SEIGELMAN
3377 Overbrook Road
Birmingham AL 35213

STATE OF ALABAMA}
SHELBY COUNTY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the Assumption of the below described Mortgage to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **RONALD E. EPSTEIN and wife, MARIAN S. EPSTEIN**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **LESLIE B. SIEGELMAN and JACQUELINE C. SIEGELMAN**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, rights of way, and limitations of record.
Subject to fence line and white painted line encroachments as shown on survey dated 3-10-95 by Sam W. Hickey, AL. Reg. 4848.

Grantees accept property and improvements lised thereon in "AS IS" condition.

As part the consideration the grantee herein agrees to assume the indebtedness of that certain note evidenced by that certain mortgage executed by Ronald Epstein and wife, Marian Epstein, to JoAnn Maxwell and Felix Neil Maxwell in the amount of \$111,550.00, dated March 24, 1995, filed for record 4-28-1995, and being recorded in Instrument # 1995-11148 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal, this the 24th day of March, 1995.


RONALD E. EPSTEIN


MARIAN S. EPSTEIN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, RONALD E. EPSTEIN and wife, MARIAN S. EPSTEIN, 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 seal of office this 24th day of March, 1995.

Inst # 1995-11149

Notary Public

04/28/1995-11149
01:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

My Commission Expires: 5/29/95

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-11149

The Grantees execute this deed only to acknowledge and accept all terms and conditions of this deed and the loan being assumed.

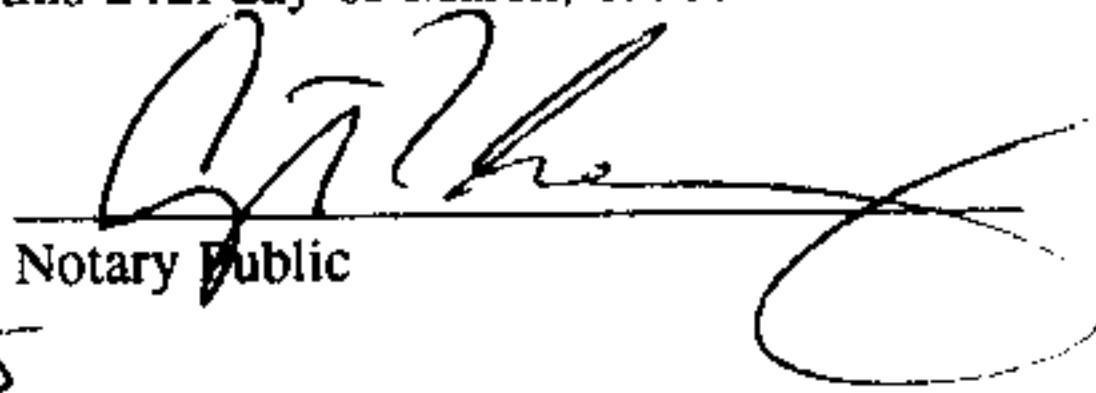

LESLIE B. SIEGELMAN


JACQUELINE C. SIEGELMAN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that LESLIE B. SIEGELMAN and JACQUELINE C. SIEGELMAN, 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 this conveyance, they voluntarily executed the same on the day the same bears date.

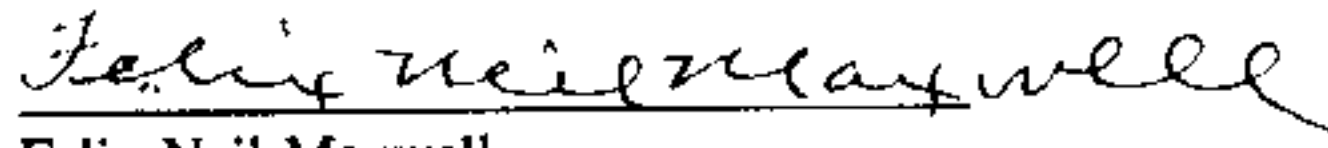
Given under my hand and official seal this 24th day of March, 1995.


Notary Public

My Commission expires: 5-29-95

Jo Ann Maxwell and Felix Neil Maxwell join in the execution of this deed to consent to the assumption of mortgage by the Grantees herein with release of liability of the original mortgagor, Ronald E. Epstein and Marian S. Epstein.

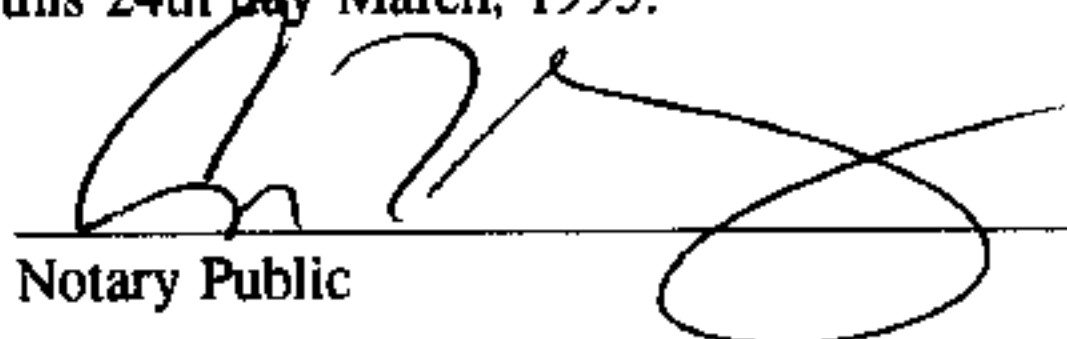

Jo Ann Maxwell


Felix Neil Maxwell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jo Ann Maxwell and Felix Neil Maxwell, 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 this conveyance, they voluntarily executed the same on the day the same bears date.

Given under my hand and official seal this 24th day March, 1995.


Notary Public

My Commission expires: 5-29-95

EXHIBIT "A"

Parcel E

A parcel of land in the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West described as follows:

From the SE corner of the SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the East boundary of said SW 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress thence turn 106 deg. 33 min. 36 sec. left and run 99.78 feet along said easement centerline and the following courses: 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet and run 51.93 feet along the centerline of said easement to its point of termination; thence turn 13 deg. 48 min. 37 sec. left and run 573.07 feet to a point on the West boundary of aforementioned SW 1/4 of NW 1/4 thence turn 72 deg. 24 min. 48 sec. left and run 465.38 feet to the SW corner of said SW 1/4 of NW 1/4; thence turn 91 deg. 25 min. 39 sec. left and run 1327.56 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination. All being situated in Shelby County, Alabama.

Inst # 1995-11149

04/28/1995-11149

01:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MCO

14.50