

This instrument was prepared by

Send Tax Notice To: JOHN W. COUSINS

(Name) Corley, Moncus & Ward, P.C.

name

5311 MOUNTAIN PARK CIRCLE

address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100-----
----- DOLLARS (\$250,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LISA H. BOND AND HUSBAND, MARK W. BOND

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN W. COUSINS AND WIFE, LEIGH C. COUSINS

(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 3, ACCORDING TO THE SURVEY OF MOUNTAIN PARK, THIRD SECTOR, AS RECORDED IN
MAP 10, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL
OCTOBER 01, 1995.

BUILDING LINE AND EASEMENTS AS DEDICATED BY RECORD MAP.

RESTRICTIONS AS RECORDED IN REAL BOOK 87, PAGE 665.

AGREEMENT WITH ALABAMA POWER COMPANY REGARDING UNDERGROUND RESIDENTIAL
DISTRIBUTION AS RECORDED IN REAL 89, PAGE 996.

RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN REAL
89, PAGE 999.

Inst # 1995-11438

05/02/1995-11438
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GDI MCD 108.50

\$ 150,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 27th
day of April, 19 95.

(Seal)

(Seal)

(Seal)

Lisa H. Bond
LISA H. BOND (Seal)

Mark W. Bond
MARK W. BOND (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
LISA H. BOND AND HUSBAND, MARK W. BOND
whose name(s) 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 27th day of April, A.D., 1995

GENE W. GRAY JR.

Notary Public