

This instrument was prepared by

Send Tax Notice To: Rodney E. Remetich

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

name

4510 Wooddale Drive

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 ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY AND NO/100-----
----- DOLLARS (\$105,250.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Stephen D. Bell and wife, Jane B. Bell

(herein referred to as grantors) do grant, bargain, sell and convey unto Rodney E. Remetich and wife, Stephanie A. Remetich

(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 19, Block 3, according to the survey fo Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: Building setback line of 60 feet reserved from Wooddale Drive and Woodview Circle as shown by plat; Public easements as shown by recorded plat, including 7.5 feet on the Easterly side of lot; Restrictions, covenants and conditions, as set out in instrument recorded in Misc. Book 7, Page 401; Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 101, Page 500 and Deed 101, Page 569; Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed 278 Page 470; Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto, including rights set out in Deed 127, Page 140; Agreement as to Water System as set out in Deed 229, Page 109 and 112 and any other existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and Ad Valorem taxes for the year 1995, which said taxes are not due and payable until Ocotober 1, 1995.

\$ 102,710.00 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 30th day of June, 19 95.

(Seal)

(Seal)

(Seal)

Stephen D. Bell

Jane B. Bell

Jane B. Bell

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Christopher P. Moseley, a Notary Public in and for said County, in said State, hereby certify that Stephen D. Bell and wife, Jane B. Bell 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 30th day of June, A.D., 1995

MY COMMISSION EXPIRES OCTOBER 27, 1997

Christopher P. Moseley

Notary Public