

This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHBIDGE PARKWAY, #650  
BIRMINGHAM, ALABAMA 35209  
Corporation Form Warranty Deed

Send Tax Notice To: JUDITH Z. WALTMAN  
name  
428 CHASE PLANTATION PARKWAY  
address  
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA )  
COUNTY OF Jefferson )  
That in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS (\$12,500.00)  
to the undersigned grantor, OSER PROPERTIES, INC. a corporation  
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto JUDITH Z. WALTMAN  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY,  
ALABAMA to-wit:

09/15/1995-25834  
03:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 23.50

SUBJECT TO:  
ADVALOREM TAXES FOR THE YEAR 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1995.  
RESTRICTIONS, EASEMENTS, CONDITIONS, LIMITATIONS AND RELEASE OF DAMAGES IN BOOK  
392, PAGE 821.  
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S)  
RECORDED IN BOOK 65, PAGE 1 AND INSTRUMENT 1993-15095.  
DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS,  
AS RECORDED IN BOOK 66, PAGE 616; MISCELLANEOUS BOOK 14, PAGE 536 AND AMENDED  
IN MISCELLANEOUS BOOK 17, PAGE 550; BOOK 46, PAGE 161. AGREEMENT WITH ALABAMA  
POWER FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN BOOK 69, PAGE  
455.  
Continued

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns  
shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized  
to execute this conveyance, hereto set its signature and seal,  
this the 7th day of September, 1995.

ATTEST:  
OSER PROPERTIES, INC.  
By Thomas J. Oser  
THOMAS J. OSER, PRESIDENT

STATE OF ALABAMA )  
COUNTY OF Jefferson )  
I, GENE W. GRAY, JR.  
hereby certify that THOMAS J. OSER  
a Notary Public in and for said County, in said State,

whose name as PRESIDENT of OSER PROPERTIES, INC., a corporation, is signed  
to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed  
of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for  
and as the act of said corporation.

Given under my hand and official seal, this the 7th day of September, 1995  
Notary Public

Continuation of Legal Description

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN  
BOOK 69, PAGE 458.

CERTIFICATE OF COMPLIANCE AS RECORDED IN MISCELLANEOUS BOOK 34, PAGE  
549.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH  
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO  
AS RECORDED IN DEED BOOK 127, PAGE 140.

RELEASE OF DAMAGES AS SET OUT IN BOOK 46, PAGE 161.

EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

TJD

Inst # 1995-25834

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