

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: William R. Dexheimer
name

1104 Water Edge Court
address

Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT HUNDRED SIXTY THOUSAND AND NO/100-----
DOLLARS (\$860,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald L. Cook and wife, Barbara Cook

(herein referred to as grantors) do grant, bargain, sell and convey unto William R. Dexheimer and wife, Lisa Paul Dexheimer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1996.

Subject to items on attached Exhibit "B".

Inst # 1995-32567

11/13/1995-32567
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 873.50

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 9th
day of November, 19 95.

(Seal)

Donald L. Cook
Donald L. Cook (Seal)

(Seal)

Barbara Cook
Barbara Cook (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Donald L. Cook and wife, Barbara Cook
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 9th day of November A.D., 1995

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

Exhibit "A"

A tract of land situated in the NW $\frac{1}{4}$ of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows; Commence at the NW corner of Section 35; thence South, along the west line of said section 1,521.01 feet; -thence 90° 00' 00" left, 1,447.78 feet to the point of beginning, thence 103° 56' 42" left, 264 feet, more or less to the 419.00 foot contour elevation (mean sea level datum); thence in a Southeasterly, Northeasterly, Easterly, Southeasterly, Southwesterly direction 1,112 feet, more or less along said 419.00 foot contour to a point; thence leaving-said contour S 36° 52' 00" W, 80 feet, more or less to a point; thence 19° 41' 00" left, 115.16 feet; thence 09° 26' 00" left 194.95 feet to the right-of-way of proposed road; thence 113° 32' 00" right, tangent to a curve to the left, said curve having a central angle of 10° 25' 42" and a radius of 504.55 feet; thence along the arc of said curve and proposed right-of-way 91.83 feet to a curve to the left, said curve having a central angle of 64° 13' 18" and a radius of 130.00 feet; thence along the arc of said curve and proposed right-of-way 145.71 feet; thence 51° 32' 40" from tangent to tangent leaving said proposed right-of-way to a curve to the right, said curve having a central angle of 65° 59' 59" & radius of 150.00 feet; thence 172.79 feet along the arc of said curve; thence 88° 45' 39" left, to tangent of said curve, 184.83 feet to the point of beginning.

Exhibit "B"

Agreement with Alabama Power Company recorded in Real 126, page 130, in the Probate Office of Shelby County, Alabama.

Restrictions, Covenants and Restrictions regarding Alabama Power Company, appearing of record in Real 117, page 615, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Vol. 312, page 279 and Vol. 127, page 140, in the Probate Office of Shelby County, Alabama.

Subject to the modification specifically provided in subparagraph (a), said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential, recorded in Misc. Book 14, beginning at page 536, as amended by Amendment No. 1 recorded in Misc. Book 17, beginning at page 550, in the office of the Judge of Probate of Shelby County, Alabama, (a) Sections 12.20 and 12.21 of said Declaration shall not apply to GRANTEE herein.

Restrictions and Reservations, appearing of record in Vol. 312, page 279, in the Probate Office of Shelby County, Alabama.

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