

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Evan Bruck  
Michelle Bruck  
5255 Harvest Ridge Lane  
Birmingham, Alabama 35242

Inst # 1995-32618

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Fifty-Six Thousand Five Hundred and 00/100 Dollars (\$156,500.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **J. Dallas Rea and wife, Juanita M. Rea** (herein referred to as grantors) do grant, bargain, sell and convey unto **Evan Bruck and Michelle Bruck** (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 13, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easement over the southwest 10 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 35 foot building restriction line from Harvest Ridge Lane as shown on recorded map.
4. Restrictions appearing of record in Misc. Book 57, Page 23. Note: This exception omits any covenants, conditions or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state and federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
5. Right-of-way granted Alabama Power Company recorded in Misc. Book 48, Page 880 and in Real Volume 1, Page 334.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Volume 32, Page 308.
7. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 57, Page 708.
8. Agreement with Alabama Power Company relating to electrical facilities as recorded in Misc. Volume 57, Page 711.

\$125,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 27th of October, 1995.

X J. Dallas Rea (Seal)  
J. Dallas Rea

X Juanita M. Rea (Seal)  
Juanita M. Rea

### STATE OF ALABAMA

#### JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Dallas Rea and wife, Juanita M. Rea 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 official seal this 27th day of October, 1995.

Notary Public

Affix Seal

11/13/1995-32618  
10:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
40.00  
001 MCB