

This Instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Ronald D. Kittinger
3000 Mountain Ridge Circle
Birmingham, Alabama 35242

7,320.00

Inst # 1996-04390

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of Ten and no/100th, (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **CHARLES L. DENABURG**, a married man, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **RONALD D. KITTINGER and JOYCE JONES KITTINGER**, husband and wife, (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 attached Exhibit "A" Legal Description attached hereto and made a part hereof.

The above property is conveyed subject to:

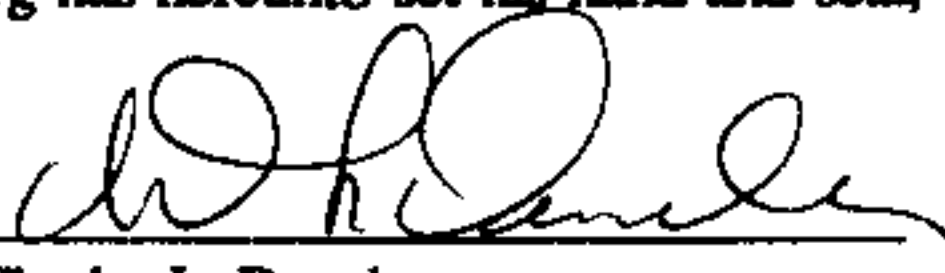
1. Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.
2. The property shall be used for residential and agricultural purposes and for no other purposes.
3. No person shall erect, locate or maintain a mobile home, house trailer, or other temporary residential structure on any portion of the property.
4. No activity shall be permitted on any portion of the property which causes emission of dust, smoke, noxious odors, noises, or any other nuisance.
5. Oil, gas and mineral lease in Deed Book 337, page 887 and Deed Book 325, page 379.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Instrument #1994-27987 (Parcel II) and Instrument #1994-30256 (Parcel III).

No part of the real property conveyed constitutes the homestead residence of the grantor or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Charles L. Denaburg has hereunto set his hand and seal, this ____ day of January, 1996.


Charles L. Denaburg

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. Denaburg, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 1996.


Notary Public
My commission expires: 6/16/99

PARCEL I

Part of the E 1/2 of the SE 1/4 of the NW 1/4 of Section 10, Township 18 South, Range 1 East, described as follows:

Beginning at the NE corner of the SE 1/4 of the NW 1/4 of Section 10 go North 87° 11' 43" West along the North boundary of said 1/4-1/4 Section for 651.96 feet to the NW corner of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 10; thence South 00° 09' 54" West along the West boundary of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 10 for 400.00 feet to the North boundary of Alabama Highway No. 25; thence North 72° 11' 10" East along said North boundary for 186.17 feet; thence North 67° 53' 34" East along said North boundary for 279.50 feet to the beginning of a curve to the right having a central angle of 35° 16' 33" and a radius of 360.00 feet; thence Easterly along said curve 221.64 feet to the East boundary of said 1/4-1/4 Section; thence North 00° 24' 43" West along said East boundary for 188.97 feet to the point of beginning.

Situated in Shelby County, Alabama.

PARCEL II

A parcel of land situated in the E 1/2 of the NW 1/4 of the NW 1/4 of Section 10, Township 18 South, Range 1 East, described as follows:

Beginning at the NE corner of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 10 go South 00 deg. 19' 56" East along the East boundary of said 1/4-1/4-1/4 Section for 1214.89 feet; thence South 85 deg. 53' 51" West for 675.29 feet; thence North 00 deg. 14' 21" East for 1288.86 feet to the North boundary of said Section 10; thence South 87 deg. 41' 21" East along said North boundary for 661.67 feet to the point of beginning.

PARCEL III

The Northeast Quarter of the Northwest Quarter, Section 10, Township 18 South, Range 1 East, Shelby County, Alabama.

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