

This instrument was prepared by:
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: JAMES W. CONRAD, III
name
961 LAKE CIRCLE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE AND OTHER VALUABLE CONSIDERATION*****
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, JAMES W. CONRAD, III and wife, PATRICIA F. CONRAD

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
PATRICIA F. CONRAD

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

LOT 34, ACCORDING TO THE SURVEY OF SOUTHLAKE COVE, AS RECORDED IN MAP BOOK 12
PAGE 98 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN
SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1996.
PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FOOT ALONG THE
SOUTHWESTERLY SIDE OF LOT.
RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN
REAL 230 PAGE 495,
RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN
REAL 230 PAGE 795.
AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL
215 PAGE 504 AND REAL 290 PAGE 996 AND COVENANTS PERTAINING THERETO, INCLUDING
RIGHTS SET OUT IN DEED BOOK 127 PAGE 140 AND DEED BOOK 111 PAGE 625.
RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 12 PAGE 98.
RESTRICTION OF ACCESS SHALL BE TO SOUTHLAKE COVE ONLY AS SET OUT BY MAP BOOK
12 PAGE 98.
RESTRICTIONS AS TO LAND USE AS SET OUT IN REAL 160 PAGE 492.

ALL CONSIDERATION PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE,
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 person.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal (s), this 29th
day of April, 19 96

James W. Conrad, III (Seal)
JAMES W. CONRAD, III (Seal)

(Seal)

Patricia F. Conrad (Seal)
PATRICIA F. CONRAD (Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR. a Notary Public in and for the said County, in said State, hereby certify that
JAMES W. CONRAD, III and wife, PATRICIA F. CONRAD
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 hands and official seal this 29th day of April A.D., 19 96

Gene W. Gray, Jr. Notary Public
Commission Expires: 11/09/98

Inlet # 1996-14683
D 5/06/1996-14683
5:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
3.55
CO. 100