

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. Building setback line of 35 feet reserved from Steven Hill Circle, as shown by plat recorded in the Probate Office of Shelby County, Alabama.
3. Public easements as shown by recorded plat, including a 30 foot along the Northeasterly side and an irregular along the Southerly side for drainage.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 146, page 573, in said Probate Office.
5. Right-of-way granted to Alabama Power Company by instrument recorded in Real 102, page 53, in said Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 148, page 917, in said Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 140, page 738 and covenants pertaining thereto recorded in Real 140, page 745, in said Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127, page 140, in said Probate Office.
9. Rights of riparian owners in and to the use of Alton Creek.

\$194,820.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

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, Sam A. Ferlisi and Mary E. Ferlisi have hereunto set their hands and seals, this 8th day of July, 1996.

Sam A. Ferlisi
Sam A. Ferlisi

Mary E. Ferlisi
Mary E. Ferlisi

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam A. Ferlisi and Mary E. Ferlisi, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 8th day of July, 1996.

Mary E. Ferlisi
Notary Public
My commission expires: 6/16/99

Inst # 1996-22197

07/10/1996-22197
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50