

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
 This Instrument was prepared by:  
 R. Shan Paden  
 PADEN & PADEN  
 Attorneys at Law  
 100 Concourse Parkway, Suite 130  
 Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
 JEFFREY J. OELMANN  
 400 WYNLAKE LANE  
 MONTEVALLO, AL 35115

Inst# 1996-29270  
 09/05/1996-29270  
 11:46 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 HEL

STATE OF ALABAMA)  
 COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
 WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND and 00/100 (\$134,000.00) DOLLARS to the undersigned grantor, DAN TUCK HOMES, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JEFFREY J. OELMANN and LEIGH A. OELMANN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF WYNLAKE SUBDIVISION, PHASE II, AS RECORDED IN MAP BOOK 20 PAGE 12 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Shadow Run Lane and Wynlake Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-30874 in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 40 page 202 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 76, Deed Book 121 page 191, Deed Book 138 page 317 and Real 245 page 264 in Probate Office.
6. 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 Real 15 page 375 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 20 page 12 A & B.
8. Easement(s) to Bell South as shown by instrument recorded in Inst. No. 1995-7420 in Probate Office.

\$127,300.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DAN TUCK HOMES, INC., by its PRESIDENT, DAN TUCK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of July, 1996.

DAN TUCK HOMES, INC.

By:

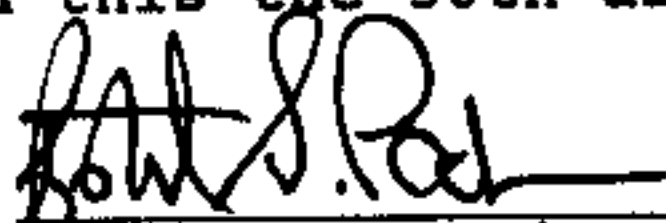
  
DAN TUCK, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAN TUCK, whose name as PRESIDENT of DAN TUCK HOMES, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30th day of July, 1996.

  
Notary Public

My commission expires:

7/16/98

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SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 18.00