

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ANN B. GARDNER
GARY C. OHLMAN
1187 Riverchase Pkwy. West
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/ITWRO

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100's (\$209,750.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we WAYNE B. NELSON, III and wife CHERYL N. NELSON, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey an undivided three-fourths (3/4) interest unto ANN B. GARDNER; and an undivided one-fourth (1/4) interest unto GARY C. OHLMAN and JANE G. OHLMAN as joint tenants, with right of survivorship, (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama:

Lot 44, according to the Survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$52,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD an undivided three-fourth (3/4) interest unto the said ANN B. GARDNER, her heirs and assigns, forever; TO HAVE AND TO HOLD an undivided one-fourth (1/4) interest unto the said GARY C. OHLMAN AND JANE G. OHLMAN, (hereinafter referred to as "OHLMANS") 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 OHLMANS herein) in the event one OHLMAN herein survives the other, the entire interest in fee simple shall pass to the surviving OHLMAN, and if one does not survive the other, then the heirs and assigns of the OHLMANS herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this 27th day of August, 1996.

WAYNE B. NELSON, III

CHERYL N. NELSON

09/17/1996 30563
08:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NED 166.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WAYNE B. NELSON, III and CHERYL N. NELSON, 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 August, 1996.

Notary Public

My Commission Expires: 5/29/99

1996-30563

CLAYTON T. SWEENEY, ATTORNEY