

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

SEND TAX NOTICE TO:
JOHN H. CLINE AND SHANNON H. CLINE
104 KING CHARLES LANE
ALABASTER, AL. 35007

**STATE OF ALABAMA)
SHELBY COUNTY)**

Warranty Deed/JTB/EOS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Two Thousand Five Hundred AND NO/100 (\$32,500 .00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, BROOKCHASE ESTATES, L.L.C., an Alabama Limited Liability Company, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell, and convey unto John H. Cline and
wife, Shannon H. Cline (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 60, according to the Survey of BROOKCHASE ESTATES, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1997.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD to 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) 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 said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of October, 1996.

\$32,500 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BROOKCHASE ESTATES, L.L.C.
an Alabama Limited Liability Company

By: Donald M. Acton
Donald M. Acton
Its Managing Member

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, Donald M. Acton, whose name as Managing Member of BROOKCHASE ESTATES, L.L.C., an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal of office this 15th day of October, 1996.

Sandra J. Hughes
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 6, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-35039