

Send tax notice to:
Gregg W. Cornelius and

Robert R. Cornelius

4423 Pine Village
Hoover AL 35216

SEP 1 8 1996

This instrument prepared by:
Frank C. Galloway III
Bradley, Arant, Rose & White
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-One Thousand Five Hundred and No/100 Dollars (\$21,500.00) in hand paid to James Ira Robertson and wife, Evelyn Robertson ("Grantors") by Gregg W. Cornelius and Roberta R. Cornelius ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Survey of Bridlewood Parc, Sector 3, as recorded in Map Book 20, page 41, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants with right of survivorship, their heirs, executors, administrators, and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. Building setback line of 20 feet reserved from Bridlewood Lane and Englewood Road as shown by plat
3. 20 foot buffer easement along the northerly side of lot as shown by recorded plat
4. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Instrument #1995-21910 in said Probate Office

And Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and assigns shall, warrant and defend the same to Grantees, their heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the 12th day of June, 1996.

James Ira Robertson
James Ira Robertson

Evelyn Robertson
Evelyn Robertson

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that James Ira Robertson and wife, Evelyn Robertson, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 12th day of June, 1996.

Elaine A. Hawkins
Notary Public

[NOTARIAL SEAL]

My commission expires 11/17/96

11/06/1996-36853
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2 002 MCD 32.50