

This instrument was prepared by

Send Tax Notice To: Paula Weaver Mullins

(Name) Larry L. Halcomb

name
2548 Magnolia Place
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED ONE THOUSAND AND NO/100.....
..... DOLLARS (\$201,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert W. Forbes and wife, Vanessa A. Forbes

(herein referred to as grantors) do grant, bargain, sell and convey unto Paula Weaver Mullins and husband, Jeffrey Scott Mullins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 36, according to the Survey of The Magnolias at Brook Highland, an Eddleman Community, as recorded in Map Book 13, page 102 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 1997.
Subject to items on attached Exhibit "A".

\$ 180,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-36863

11/06/1996-36863
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of October, 19 96.

_____(Seal) _____(Seal)
_____(Seal) Robert W. Forbes _____(Seal)
_____(Seal) Vanessa A. Forbes _____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert W. Forbes and wife, Vanessa A. Forbes whose name(s) 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 31st day of October A.D., 19 96

Larry L. Halcomb
Notary Public

My Commission Expires
January 23, 1998

1996-36863

EXHIBIT "A"

Restrictions as shown by recorded Map.

25 foot building line on Front and Rear, as shown by recorded Map.

Release of Damages as recorded in Real 295, page 768, in the Probate Office of Shelby, County, Alabama.

Declaration of Protective Covenants, Agreements, Easements Charges and Liens for The Magnolia at Brook Highland as recorded in Real 263, page 551, in the Probate Office of shelby County, Alabama. Along with Articles of Incorporation of The Magnolias at Brook Highland Homeowner's Association, Inc., recorded in Real 263, page 578 and By-Laws of The Magnolia at Brook Highland Homeowner's Association, Inc. as recorded in Real 263, page 586, in the Probate Office of Shelby, County, Alabama.

Declaration of Protective Covenants for the "Watershed Property", which provides among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Area, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, page 54, in the Probate Office of Jefferson, County, Alabama.

Subdivision restrictions shown on recorded plat in Map Book 13, page 102 A & B provide for construction of single family residences only.

Easement for Water Works Board of the City of Birmingham, as recorded in Real 253, page 817, in the Probate Office of Shelby County, Alabama.

Drainage Easement as set out in Real 125, page 238, in the Probate Office of Shelby County, Alabama.

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