

THIS INSTRUMENT PREPARED BY:  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, AL 35203

SEND TAX NOTICE TO:  
FRED E. ROTH, JR.  
101 Norwick Forest Lane  
Alabaster, Alabama 35007

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

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED SEVENTY SIX THOUSAND AND NO/100--  
----- Dollars (\$ 176,000.00 ) to the undersigned  
grantor or grantors in hand paid by the GRANTEES herein, the  
receipt whereof is acknowledged, we, **GLENN AUSTIN SUNESON and wife,**  
**AVA LINDA SUNESON,** (herein referred to as GRANTORS) do grant,  
bargain, sell and convey unto FRED E. ROTH, JR. AND PERIANNE F. ROTH  
----- (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 1, Block 1, according to the Survey of Norwick  
Forest, First Sector, as recorded in Map Book 11, Page  
63, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. All taxes due for the year 1996 and thereafter.
2. Restrictions, covenants and conditions as set out in Real  
Volume 170, Page 137; amended in Real Volume 182, Page 942;  
and further amended in Real Volume 196, Page 766.
3. Easement to Alabaster Water and Gas Board as shown by Real  
Volume 124, Page 255.
4. Right of Way granted to Alabama Power Company by  
instrument(s) recorded in Real Volume 157, Page 664; and  
corrected in Real Volume 179, Page 21.
5. Right of Way in favor of Alabama Power Company and South  
Central Bell Telephone Company by instrument(s) recorded in  
Real Volume 157, Page 662; corrected in Real Volume 179, Page  
21; and Real Volume 224, Page 583.
6. Title to all minerals within and underlying the premises,  
together with all mining rights and other rights, privileges  
and immunities relating thereto, together with any release of  
liability for injury or damage to persons or property as a  
result of the exercise of such rights as recorded in Deed Book  
337, Page 885.
7. Easements and building line as shown on recorded map.

\$ 167,200.00 of the total consideration recited above  
was paid from the proceeds of a mortgage loan 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.

12/04/1996-39802  
10:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE NEL 89.00

Inst # 1996-39802

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 5th day of June, 1996.

Glenn Austin Suneson  
GLENN AUSTIN SUNESON

Ava Linda Suneson  
AVA LINDA SUNESON

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLENN AUSTIN SUNESON and wife, AVA LINDA SUNESON, 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 5th day of June, 1996.

Hiram Sawyer Miller  
NOTARY PUBLIC

My Commission Expires: 7/7/97

(SEAL)

Inst # 1996-39802

12/04/1996-39802  
10:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HEL 29.00