

This instrument was prepared by

Send Tax Notice To: MICHAEL HENDERSON

(Name) GENE W. GRAY, JR.

name

3244 BROOK HIGHLAND TRACE

address

BIRMINGHAM, ALABAMA 35242

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

**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 FORTY NINE THOUSAND AND NO/100-----  
----- DOLLARS (\$249,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
DONALD C. BORIO AND WIFE, GAIL A. BORIO

(herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL HENDERSON AND WIFE, PATRICIA L. HENDERSON

(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 22, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 1ST SECTOR, AS RECORDED IN  
MAP BOOK 12, PAGE 62 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1997.  
BUILDING SETBACK LINES, RESTRICTIONS AND EASEMENTS AS SHOWN ON RECORDED MAP.  
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME  
109 PAGE 500 AND VOLUME 134, PAGE 232.  
MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 32,  
PAGE 48, AND VOLUME 121, PAGE 294.  
RECIPROCAL EASEMENT AGREEMENT, RECORDED IN REAL 125, PAGE 249.  
DRAINAGE AGREEMENT, RECORDED IN REAL 125, PAGE 238.  
RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED IN REAL 194, PAGE 54, REAL  
194, PAGE 254 AND REAL 181, PAGE 995.  
RELEASE OF DAMAGES AS RECORDED IN REAL 197, PAGE 932.  
EASEMENT AND AGREEMENT BETWEEN EDDLEMAN AND ASSOCIATES AND THE WATER WORKS  
BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN REAL 194, PAGE 20.  
EASEMENT RECORDED IN REAL 199, PAGE 18.

\$199,200 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 30th  
day of January, 19 97.

\_\_\_\_\_(Seal)

Donald C. Borio  
DONALD C. BORIO

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Gail A. Borio  
GAIL A. BORIO

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
DONALD C. BORIO AND WIFE, GAIL A. BORIO  
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 execute the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30th day of January, A.D., 1997

GENE W. GRAY, JR.

Notary Public

02/04/1997-03684  
11:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
\$8.50