

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

Pruett, Brown, Turner & Horsley, L.L.C. Attorneys at Law 2340 Woodcrest Place Suite 150 Birmingham, Alabama 35209

DOUGLAS B SEGREST, JR. 729 DIVIDING RIDGE DRIVE HOOVER, ALABAMA 35226

STATE OF ALABAMA) COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$148,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JOHN E. BRADY and SHERYL M. BRADY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DOUGLAS B SEGREST, JR. and MICHELLE G. SEGREST, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 25, according to the survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

\$141,075.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

SUBJECT TO:

- 1. TAXES AND ASSESSMENTS FOR THE YEAR 1997, AND SUBSEQUENT YEARS.
2. 10 FOOT EASTMENT ON REAR, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS OR COVENANTS RECORDED IN MISC. 14, PAGE 536, AND AMENDED BY MISC. 17, PAGE 550 AND MISC 34, PAGE 549, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
4. RESTRICTIONS OR COVENANTS RECORDED IN VOLUME 318, PAGE 538, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
5. SEWER AGREEMENT AS RECORDED IN MISC. 16, PAGE 989, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN MISC. 21, PAGE 392, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. 21, PAGE 393, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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

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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 GRANTEE, his, her, or 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 GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOHN E. BRADY and SHERYL M. BRADY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of July, 1997.

*John E. Brady by and through his attorney
in fact Sheryl M. Brady*

JOHN E. BRADY
BY AND THROUGH HIS
ATTORNEY IN FACT
SHERYL M. BRADY

Sheryl M. Brady
SHERYL M. BRADY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN E. BRADY and SHERYL M. BRADY, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of July, 1997.

Martha Thomas
Notary Public

My commission expires:

~~MY COMMISSION EXPIRES 2-23-98~~

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