

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:

Sydney R. Limerick
Deborah K. Limerick
4000 Water Willow Lane
Birmingham, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three-Hundred Thirty- One
Thousand Dollars and No/100's-----(\$331,000.00) to the undersigned grantor or grantors in hand
paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we HENRY G. WACHTER and wife,
CAROLYN T. WACHTER, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto
Sydney R. Limerick and Deborah K. Limerick (herein referred to as GRANTEES)
as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 3035, according to the Map and Survey of Riverchase Country Club, 30th Addition,
as recorded in Map Book 13, Page 88 A & B, in the Probate Office of Shelby County,
Alabama.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and
restrictions, easements, building lines, and limitations of record.

\$264,800.00 of the purchase price recited above was paid from 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.

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

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 7th day of
December, 1996.


HENRY G. WACHTER


CAROLYN T. WACHTER

Inst # 1997-28684

09/08/1997-28684
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 77.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1997-28684

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HENRY G. WACHTER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of DEC, 1996.

Genda Kramle
Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 9, 2001

AFFIX SEAL

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CAROLYN T. WACHTER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of DEC, 1996.

Genda Kramle
Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 9, 2001

AFFIX SEAL

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