

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

SEND TAX NOTICE TO:
GLENN BOMAR
3552 Chippenham Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100--- (\$270,000.00)---to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GREG T. CLARK and wife, JAN CLARK (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GLENN BOMAR AND MICHELLE BOMAR (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 95, according to the Survey of Brook Highland, 3rd Sector, as recorded in Map Book 12, page 64 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

SUBJECT TO:

1. All taxes due in the year 1997 and thereafter.
2. 35 foot building line on front of lot and 50 foot building line on rear of lot as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions and covenants recorded in Real Volume 181, page 995, Real Volume 194, page 254, Real Volume 194, page 54, Real Volume 228, page 882, Real Volume 228, page 886, Inst. #1992-20484, Inst. #1993-1877 and Inst. #1994-6901.
5. Right of way granted to Birmingham Water Works Board recorded in Real Volume 194, page 20 and Real Volume 194, page 40.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

\$216,000.00 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.

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

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SHELBY COUNTY JUDGE OF PROBATE
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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 18th day of September, 1997.

Greg T. Clark
GREG T. CLARK

Jan Clark
JAN CLARK

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREG T. CLARK and wife, JAN CLARK, 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 18th day of September, 1997.

Jim J. G.
NOTARY PUBLIC (SEAL)

My Commission Expires: 10-17-99

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