

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

SEND TAX NOTICE TO:  
EARLE B. MAY, III  
3313 Brook Highland Circle  
Birmingham, Alabama 35242

Inst # 1997-36173

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY SEVEN THOUSAND AND NO/100----  
Dollars (\$267,000.00) to the  
undersigned grantor or grantors in hand paid by the GRANTEES  
herein, the receipt whereof is acknowledged, we, PAUL V. RADSPINNER  
and wife, AMY M. RADSPINNER (herein referred to as GRANTORS) do  
grant, bargain, sell and convey unto EARLE B. MAY, III AND  
SALLY P. MAY (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 62, according to the Survey of Brook Highland, 2nd  
Sector, as recorded in Map Book 12, Page 63 A&B, in the  
Probate Office of Shelby County, Alabama; being situated  
in Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1998 and thereafter.
2. Release of damages as set out in Book 198, page 505.
3. Right of Way to The Water Works Board and Sewer Board of  
the City of Birmingham recorded in Book 194, page 20, and  
Book 194, page 1.
4. Drainage Agreement recorded in Book 125, page 238.
5. Reciprocal easement agreement as recorded in Book 125,  
page 249, and Book 199, page 18.
6. Terms, agreements and right of way to Alabama Power  
Company recorded in Book 181, page 995.
7. Covenants, agreements concerning Watershed Property  
recorded in Book 194, page 54.
8. Restrictions appearing of record in Book 194, page 254;  
and supplemented in Book 228, page 882; Book 228, page  
886; Instrument #1993-1877; Instrument #1992-20484; and  
Instrument #1994-6901; and amended in Book 263, page 604.
9. Notice is hereby given that the recorded subdivision map  
as recorded in Map Book 12, page 63 A&B contains on the  
face of same a statement pertaining to natural lime sink  
holes.
10. 35 foot building line from Brook Highland Circle; 25 foot  
easement along the easterly lot line; and a 10 foot  
easement along the northerly lot line, as shown on the  
recorded map.

\$ 187,000.00 of the total consideration recited above  
was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.


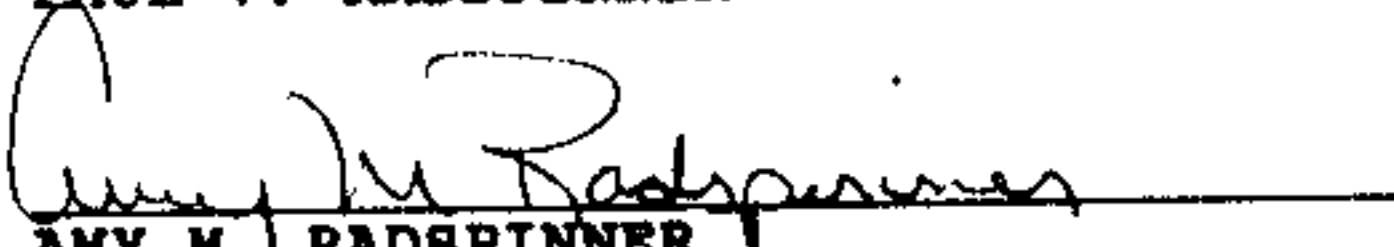
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants,  
with right of survivorship, their heirs and assigns, forever; it  
being the intention of the parties to this conveyance, that (unless  
the joint tenancy hereby created is severed or terminated during  
the joint lives of the grantees herein) in the event one grantee  
herein survives the other, the entire interest in fee simple shall  
pass to the surviving grantee, and if none does not survive the

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SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 91.00

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 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 13<sup>th</sup> day of October, 1997.


  
PAUL V. RADSPINNER  
  
AMY M. RADSPINNER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAUL V. RADSPINNER and wife, AMY M. RADSPINNER, 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 13<sup>th</sup> day of October, 1997.

My Commission Expires 3-23-98

  
NOTARY PUBLIC

My Commission Expires:

(SEAL)

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