

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Princ O. Brown, Turner, Norton & Waldrop, L.L.C. Attorneys at Law 2340 Woodcrest Place Suite 150 Birmingham, Alabama 35209

SEND TAX NOTICE TO:

GENE POLLOCK 3208 ROB ROY LANE BIRMINGHAM, ALABAMA 35242

Inst # 1998-01023

01/12/1998-01023 11:29 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 211.00 DUE FEE

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THOUSAND DOLLARS and 00/100 (\$200,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GEORGE THOMAS LEVINS, JR. and MARY ANN LEVINS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GENE POLLOCK and AGNES R. POLLOCK, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, BLOCK 5, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGES 135 AND 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

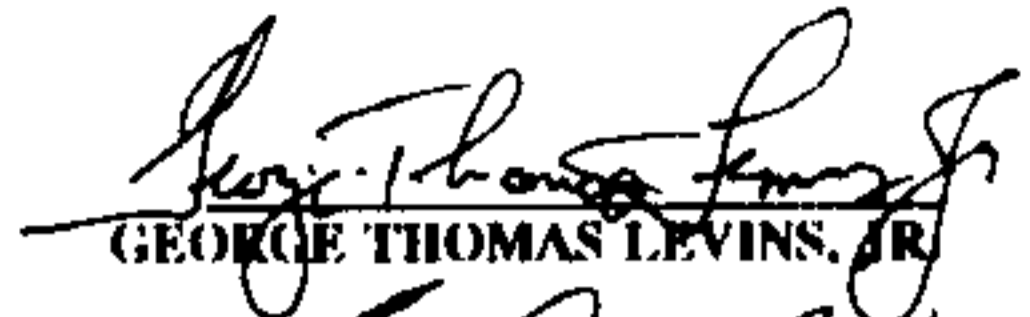

- 1. Subject to the taxes due beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. 10 foot easement on north, east and west, as shown by recorded map.
3. Restrictions or Covenants recorded in Misc. 5, page 86 and Misc. 5, page 625, in the Probate Offices of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
4. First Amendment to Declaration of Protective Covenants as recorded in Real 374, page 556, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
5. Restrictions regarding Alabama Power Company recorded in Misc. 5, page 268, in the Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 281, Page 497, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 283, page 22, in the Probate Office of Shelby County, Alabama.
8. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$1.00 of the consideration herein was derived from a mortgage 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 the said GRANTEE(S), 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(S), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **GEORGE THOMAS LEVINS, JR. and MARY ANN LEVINS, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the **29th** day of **December, 1997**.

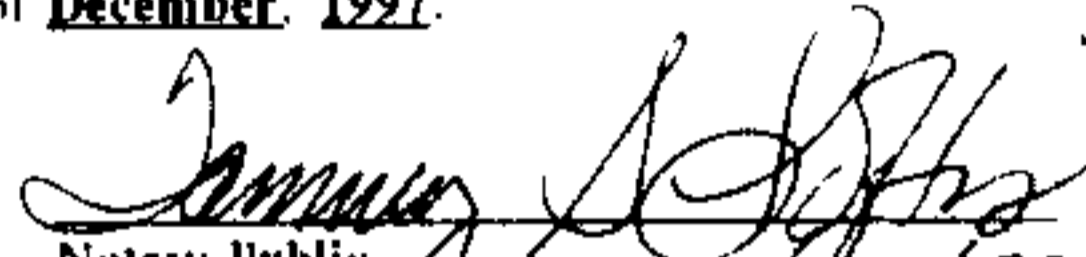
  
**GEORGE THOMAS LEVINS, JR.**  
  
**MARY ANN LEVINS**

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE THOMAS LEVINS, JR. and MARY ANN LEVINS, 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 **29th** day of **December, 1997**.

  
Notary Public  
My commission expires: **2/22/97**

Inst # 1998-01023

01/12/1998-01023  
11:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 211.00