

SEND TAX NOTICE TO:

(Name) Mark E. Wilson and wife, Marion C. Wilson

(Address) 5262 Sunny Meadows Drive  
Birmingham, Alabama 35242

This instrument was prepared by

Name) James W. Fuhrmeister  
P.O. Box 380275  
Address) Birmingham, Alabama 35238

Form 1-1 3 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty Seven Thousand Dollars and 00/100 (\$237,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Benjamin J. Eckles, Jr. and wife, Constance P. Eckles

herein referred to as grantors) do grant, bargain, sell and convey unto

Mark E. Wilson and wife, Marian C. Wilson

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 13, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book 8, page 18 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable
2. Building setback line of 35 feet reserved from Sunny Meadows Drive and Garden Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 36 page 881 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 326 page 126, Deed Book 139 page 128, Deed Book 173, page 192, and Deed Book 134 page 514 in Probate Office.
5. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320 page 926 in Probate Office.
6. Agreement with Alabama Power company as to underground cables recorded in Misc. Book 37 page 22 and covenants pertaining thereto recorded in Misc. Book 37 page 21 in Probate Office.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$189600.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed 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 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; that I (we) will and my (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 hand(s) and seal(s), this 27th day of February, 19 98

WITNESS:

(Seal) Benjamin J. Eckles, Jr. (Seal)

(Seal) Constance P. Eckles (Seal)

(Seal) By: Benjamin J. Eckles, Jr. attorney in fact for  
Constance P. Eckles  
By: Benjamin J. Eckles, Jr. attorney in fact for  
Constance P. Eckles

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Benjamin J. Eckles, Jr.

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 27th day of February, A.D. 19 98

Kimberly M. Melton  
Notary Public

Inst # 99-06937  
03/02/1998 06937  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
\$3.50  
002 REC

State of Alabama

County of Shelby

I, the undersigned, a Notary Public, in and for said county in said State, hereby certify that Benjamin J. Eckles, Jr., whose name as attorney in fact, 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, in his capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 1998.

  
Notary Public

My commission expires: 3-1-99

Inst # 1998-06937

03/02/1998-06937  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 59.50