

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICHARD T. LAMBRUSCHI  
447 LIBERTY ROAD  
CHELSEA, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED and 00/100 (\$173,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, HERMAN O. DEAN and PEGGY M. DEAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD T. LAMBRUSCHI and REBECCA LAMBRUSCHI, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF COUNTRYSIDE AT CHELSEA, AS RECORDED IN MAP BOOK 9 PAGE 49 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 35 feet reserved from Liberty Road as shown by plat.
3. Easements as shown by recorded plat, including 10 feet along the Easterly and Southeasterly sides of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 21 page 332 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 136 page 308 and Deed Book 133 page 419 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 15 page 899 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 129 page 515 and covenants pertaining thereto recorded in Real 120 page 316 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13 page 1 in Probate Office.

03/05/1998-07585  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MC8 44.00

\$138,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEE(S) 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, HERMAN O. DEAN and PEGGY M. DEAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 1998.

Hermao J. Dean  
HERMAN O. DEAN

Peggy M. Dean  
PEGGY M. DEAN

STATE OF ALABAMA  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HERMAN O. DEAN and PEGGY M. DEAN, 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 27th day of February, 1998.

Robert D. Johnson  
Notary Public

My commission expires: 7/6/98

Inst # 1998-07585

03/05/1998-07585  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
102 NCB \$6.00