

This instrument was prepared by

Send Tax Notice To: STEVEN J. OBERMEYER

(Name) GENE W. GRAY, JR.

name

104 PARK PLACE LANE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND AND NO/100-----
----- DOLLARS (\$100,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHRIS N. CAMPBELL AND WIFE, LISA P. CAMPBELL

(herein referred to as grantors) do grant, bargain, sell and convey unto STEVEN J. OBERMEYER AND WIFE, KIMBERLY D. OBERMEYER

(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 22 ACCORDING TO THE SURVEY OF PARK PLACE, THIRD ADDITION AS RECORDED IN
MAP BOOK 17, PAGE 83 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO THOSE ITEMS AS SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART
HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$95000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1998-20869

06/05/1998-20869
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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 29th
day of May, 19 98.

(Seal)

(Seal)

(Seal)

CHRIS N. CAMPBELL (Seal)
LISA P. CAMPBELL (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
CHRIS N. CAMPBELL AND WIFE, LISA P. CAMPBELL
whose name(s) 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 29th day of May, A.D., 19 98

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

The lien of Ad Valorem taxes for the year 1998 are a lien but neither due nor payable until 1 October, 1998.

Municipal improvements assessments and fire district dues against subject property, if any.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Gas Easement of 30 foot thru rear half of lot as recorded in Map Book 17, Page 83.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1993-24491, in the official records of Shelby County.

Restrictive Covenants with Alabama Power Company recorded in Instrument 1993-24580.

Development agreement in favor of Plantation Pipeline as recorded in Instrument 1995-7174.

Easement to Plantation Pipeline as recorded in Real Book 195, Page 549.

Easement to American Telephone and Telegraph Company as recorded in Real Book 194, Page 332.

Right of Way to Plantation Pipeline as recorded in Deed Book 210, Page 150.

Permit to Alabama Power Company recorded in Deed Book 333, Page 385.

Right of Way to Southern Natural Gas as recorded in Deed Book 88, Page 557.

Right of Way to Shelby County, Alabama as recorded in Deed Book 216, Page 584.

Building and setback lines of 20 foot along front lot line as shown on Amendment to Park Place, Third Addition as recorded in Instrument 1994-09001.

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