

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE

BRODY BLACK  
3052 THRASHER LANE  
HOOVER, AL 35244

Inst # 1998-23831

06/26/1998-23831  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
21.00  
002 MEL

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 NINETY ONE THOUSAND and 00/100 (\$191,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BRODY BLACK and GIDGE BLACK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRODY BLACK and GIDGE BLACK, 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 11, ACCORDING TO THE SURVEY OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

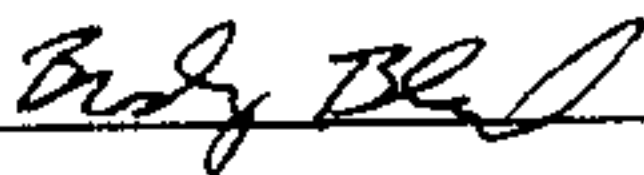
**SUBJECT TO:**

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. 35 foot building line, as shown by recorded map.
3. 10 foot easement on rear and west and easement of varying widths crossing southwest corner, as shown by recorded map.
4. Restrictions as shown by recorded Map.
5. Mineral and mining right and rights incident thereto recorded in Real 179 page 856 and Volume 4, page 553, in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Volume 144 page 480 and Instrument #1992-22739, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company by instrument recorded in Volume 182, page 555, in the Probate Office of Shelby County, Alabama.

**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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BRODY BLACK and GIDGE BLACK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of May, 1998.



BRODY BLACK



GIDGE BLACK

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRODY BLACK and GIDGE BLACK, 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 28th day of May, 1998.

  
Notary Public

My commission expires: 5-20-00

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