

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

LAVERN J. THIELMAN
308 WIXFORD TRACE
ALABASTER, AL 35007

Inst # 1998-26222

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 NINE THOUSAND FOUR HUNDRED FIFTY and 00/100 (\$179,450.00) DOLLARS to the undersigned grantor, MAYFIELD HOMEBUILDERS, L.L.C. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LAVERN J. THIELMAN and CAROL M. THIELMAN, 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 351, ACCORDING TO THE SURVEY OF WEATHERLY, WIXFORD MOOR, SECTOR 24, AS RECORDED IN MAP BOOK 20 PAGE 144 IN THE PROBATE OFFICE 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 20 FEET RESERVED FROM WIXFORD TRACE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ALONG THE WESTERLY SIDE AND AN IRREGULAR EASEMENT ALONG THE SOUTHEASTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST, NO. 1996-7635 IN PROBATE OFFICE.
5. 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 INST. #1995-30791 IN PROBATE OFFICE.
6. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET OUT IN INST. NO. 1995-6002 IN PROBATE OFFICE.
7. COVENANTS AND AGREEMENT FOR WATER SERVICE AND TAP FEES AS SET OUT INST. NO. 1995-6003 IN PROBATE OFFICE.
8. NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS SET OUT IN INST. NO. 1993-37547, AS ASSIGNED AS INST. NO. 1993-40410 IN PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 20 PAGE 144.
10. RESTRICTIVE COVENANTS AS SET OUT IN INST. NO. 1995-15694 IN

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SHELBY COUNTY JUDGE OF PROBATE
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PROBATE OFFICE.

\$94,450.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, MAYFIELD HOMEBUILDERS, L.L.C., by its MANAGING MEMBER, M.D. MAYFIELD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of July, 1998.

MAYFIELD HOMEBUILDERS L.L.C.

By: M.D. Mayfield
M.D. MAYFIELD, MANAGING MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that M.D. MAYFIELD, whose name as MANAGING MEMBER of MAYFIELD HOMEBUILDERS, L.L.C., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7TH day of JULY, 1998

Mary Margaret Kelt
Notary Public

My commission expires: 9/2/2000



SHELBY COUNTY }
I, Laurence D. Weygand, a registered Engineer-Land Surveyor, certify that I have surveyed Lot 351, WEATHERLY
WIXFORD MOOR-SECTOR 24 as recorded in Map Volume 20 Page 144
in the office of the Judge of Probate, Shelby County, Alabama; that there are no rights-of-way, easements, or joint driveways over or across said land
visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or
supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance
Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that there are no
encroachments on said lot except as shown; that improvements are located as shown above; that this survey meets the minimum technical standards
for surveys as required by the State of Alabama (using 14" long #5 iron rebar); and that the correct address is as follows:
_____ according to my survey of JUNE 19, 1998

308 WIXFORD TRACE
THIELMAN

Order No. 82646 Community Parcel No.: 010191 01058

Laurence D. Weyand, Reg. P.E. & L.S. #10373
169 Osborn Road, Birmingham, AL 35208
PH: 942-0086 FAX: 942-0087

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