

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO

J. HILTON OLIVE  
100 BROOKSHIRE LN  
PELHAM, AL 35124

Inst # 1998-32851

08/24/1998-32851  
12:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
292.00  
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 TWO HUNDRED EIGHTY ONE THOUSAND and 00/100 (\$281,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RALPH LEROY BARBER, A SINGLE PERSON, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto J. HILTON OLIVE and ALICE J. OLIVE, 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 1, ACCORDING TO THE SURVEY OF BROOKSHIRE, FIRST SECTOR, A PRIVATE, SINGLE FAMILY, RESIDENTIAL, ESTATE LOT, SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO:

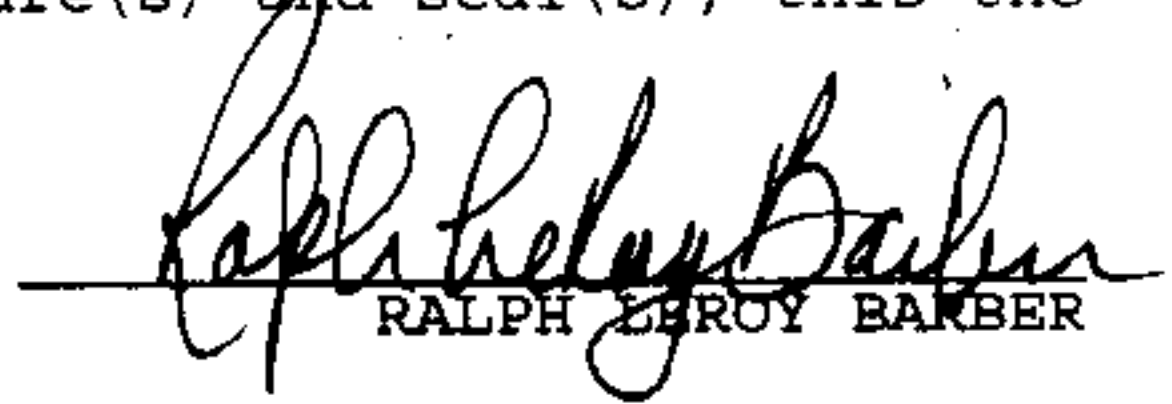
1. GENERAL AND SPECIAL TAXES OR ASSESSMENTS FOR 1998 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM BROOKSHIRE LANE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENTS RECORDED IN INSTRUMENT #1992-4827 IN PROBATE OFFICE.
4. EASEMENT(S) TO CITY OF PELHAM AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT #1997-37730 IN PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 16, PAGE 33.

**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, 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RALPH LEROY BARBER have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 1998.

  
RALPH LEROY BARBER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RALPH LEROY BARBER, 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 31st day of July, 1998.

  
Notary Public

My commission expires: 7/1/02

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