

Form furnished by LAND TITLE COMPANY

This instrument was prepared by
Roderick K. Nelson, Esq.
LAMAR, NELSON & MILLER, P.C.
(Name) 1600 Financial Center
505 North 20th Street
Birmingham, Alabama 35203
(Address)

Send Tax Notice To:

Jeffrey K. Maynard
(Name)
4524 Magnolia Drive
Birmingham, Alabama 35242
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand and No/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

John C. Evans and wife, Carol Evans

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Jeffrey K. Maynard and Marleen M. Maynard

(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 54, according to the Survey of The Magnolias at Brook Highland, an Eddleman Community, as recorded in Map Book 13, page 102 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 1998, and subsequent years.
2. 25 foot building line, as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Mineral and mining rights and rights incident thereto, Restrictions and Release of Damages recorded in Real 276, page 982, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for The Magnolias at Brook Highland, as recorded in Real 263, page 551; along with Articles of Incorporation of The Magnolias at Brook Highland Homeowners' Association, Inc. as recorded in Real 263, page 578 and By-Laws of The Magnolias at Brook Highland Homeowners' Association, Inc., recorded in Real 263, page 586, in the Probate Office of Shelby County, Alabama.
6. Delcaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and

(CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, to 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 20th day of August, 19 98.

(Seal)

John C. Evans

8/20/98

(Seal)

JOHN C. EVANS

(Seal)

Carol Evans

8/20/98

(Seal)

CAROL EVANS

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John C. Evans and wife, Carol Evans, 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 the 20th day of August, 19 98.

Rhonda Leigh Brown
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Oct. 9, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1998-33023

Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

(CONTINUED FROM REVERSE)

- conditions being set out in Real 194, page 54, in the Probate Office of Shelby County, Alabama.
7. Easement to Water Works and Sewer Board of the City of Birmingham, recorded in Real 253, page 817, in the Probate Office of Shelby County, Alabama.
 8. Drainage Easement recorded in Real 125, page 238 in the Probate Office of Shelby County, Alabama.
 9. Mineral and mining rights and rights incident thereto recorded in Real 327, page 553 and Real 32, page 183, in the Probate Office of Shelby County, Alabama.

\$152,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-33023

08/25/1998-33023
10126 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 19.00

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871