

This instrument was prepared by _____
(Name) LANGE, SIMPSON ET AL
(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Send Tax Notice To: Robert G. Bloom
name
5238 Cahaba Valley Cove
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED TEN THOUSAND ONE HUNDRED SEVENTY FIVE AND NO/100----
----- DOLLARS (\$410,175.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michael W. Underwood and wife, Patricia S. Underwood
(herein referred to as grantors) do grant, bargain, sell and convey unto Robert G. Bloom and wife, Dianne M. Bloom
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

- SUBJECT TO:
1. Ad valorem taxes for ~~the~~ year 1999, which are a lien, but not yet due and payable until October 1, 1999. *minifill*
 2. Easements, rights-of-way, restrictions and conditions of record.

\$300,000.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

1998-42974
11/02/1998-42974
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRW 121.50

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 26th day of October, 19 98.

(Seal) *Michael W. Underwood* (Seal)

(Seal) *Patricia S. Underwood* (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Michael W. Underwood and wife, Patricia S. Underwood 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 26th day of October A.D., 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES Aug 27 2000
David F. Ovson Notary Public

EXHIBIT "A"

(Property Description)

A parcel of land located in the Northeast quarter of the Northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said Quarter-Quarter Section; thence in a Northerly direction along the West line of said Quarter-Quarter Section a distance of 668.55 feet; thence $92^{\circ}30'44''$ right in an Easterly direction a distance of 331.13 feet; thence $87^{\circ}07'58''$ right in a Southerly direction a distance of 669.0 feet; thence $92^{\circ}54'40''$ right in a Westerly direction a distance of 335.29 feet to the point of beginning.

Also, an easement for ingress and egress situated in the Northeast Quarter of the Northwest Quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin locally accepted to be the Southwest corner of said Quarter-Quarter Section; thence run North along the West line of said Quarter-Quarter Section for a measured distance of 668.43 feet (668.55 deed) to an iron pin found; thence turn an angle to the right $92^{\circ}30'44''$ and run in an Easterly direction for a distance of 315.87 feet to the point of beginning of said easement; thence turn an angle to the right of $87^{\circ}07'17''$ and run in a Southerly direction a distance of 419.87 feet to a point; thence turn an angle to the left of $87^{\circ}06'38''$ and run in an Easterly direction for a distance of 15.02 feet to a point; thence turn an angle to the left of $92^{\circ}53'22''$ and run in a Northerly direction for a distance of 419.87 feet to a point; thence turn an angle to left of $87^{\circ}07'17''$ and run in a Westerly direction for a distance of 15.02 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1998-42974
11/02/1998-42974
03:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 121.50