

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
James B. Nonnengard
2804 Downing Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$229,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **TODD T. BROCKER and wife, KAREN E. BROCKER** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES B. NONNENGARD and JULIE REYNOLDS NONNENGARD (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 75, according to the Survey of Meadow Ridge, as recorded in Map Book 11, Page 40 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1998 and thereafter.
2. Restrictions, limitations, easements and building lines as shown on the recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 172, Page 443.
4. Right of way to Alabama Power Company recorded in Deed Book 142, Page 163; Deed Book 129, Page 547; and Deed Book 277, Page 27.
5. Right of way to Shelby County for public road recorded in Deed Book 177, Page 31.
6. Terms, agreements and right of way to Alabama Power Company recorded in Book 145, Page 701; and Book 145, Page 709.
7. Restrictions appearing of record in Book 148, Page 264.
8. Notice is hereby given that the recorded subdivision map as recorded in Map Book 11, Page 40 A & B, contains on the face thereof a statement pertaining to natural lime sink holes.
9. Restrictions recorded in Instrument No. 1996-35171 and Instrument No. 1997-29279.

\$ 229,500.00 of the total consideration recited above was paid from the proceeds of a mortgage loan 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.

11/20/1998-46297
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

Inst # 1998-46297

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 19 day of October, 1998.

Todd T. Bocker
TODD T. BROCKER

Karen E. Bocker
KAREN E. BROCKER

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TODD T. BROCKER**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of October, 1998.

Lynnda M. Edge
NOTARY PUBLIC

My Commission Expires:

(SEAL)

MY COMMISSION EXPIRES JULY 19, 2000

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KAREN E. BROCKER**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of October, 1998.