

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35206

Send Tax Notice to:
Edward J. Coyne
Beulah S. Coyne
2752 Berkeley Drive
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Three Hundred Fifty-Eight Thousand and 00/100 (\$358,000.00) Dollars to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, John G. Pfrimmer, and wife, Mary R. Pfrimmer (herein referred to as Grantors) do grant, bargain, sell and convey unto Edward J. Coyne and Beulah S. Coyne (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 14 and 14A, Block 9, according to the Plat of the First Addition to Woodford, a Subdivision of Inverness, as recorded in Map Book 10, page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 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 for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 48, page 427; and Deed Volume 64, page 267.
3. Restrictions appearing of record in Real Volume 92, page 175.
4. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 92, page 190.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 310, page 978, and Deed Volume 307, page 423.
6. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 307, page 423.
7. Less and except any part of subject property lying within the right of way of a public road.
8. 50 foot building set back line from Berkeley Drive (as to Lot 14); 30 foot building set back line from the Northwestern lot line, (as to Lot 14); 7.5 foot easement along the most Southerly lot line, (as to Lot 14); 5 foot easement to Alabama Power running back from Berkeley Drive, (as to Lot 14); easement for drainage along the most Northerly lot line, (as to Lot 14); 30 foot drainage easement running back from the Easterly lot line, (as to Lot 14A), prohibition against structures or improvements on Lot 14A; all as shown on recorded Map.

\$288,400.00 of the purchase price 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.

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 they are 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 5th day of January, 1999

 (Seal)
John G. Pfrimmer

 (Seal)
Mary R. Pfrimmer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Pfrimmer and wife, Mary R. Pfrimmer, whose names 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 5th day of January, 1999.


Notary Public
My commission expires:
Affix Seal

Inst # 1999-00955

01/07/1999-00955
PM CERTIFIED
02:37 PM
JAN 7 1999
SHELBY COUNTY, ALA.