

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
James Keith & Tina M. Osborn
4613 Highway 280 East
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)

Inst # 1999-09062

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Three
Thousand----- and No/100 Dollars (\$ 33,000.00) and other
good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama
limited liability company ("Grantor"), by James Keith & Tina M. Osborn ("Grantee"), the receipt and
sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and
convey unto the Grantee, as joint tenants with right of survivorship, the following described real estate
situated in Shelby County, Alabama (the "Premises"), to wit:

Lot 540, according to the Survey of Forest Parks - 5th Sector, as recorded in Map Book 23, at
Page 155 A & B, Instrument Number 1998-14553, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and execeptions as shown on the
Record Map of Forest Parks, 5th Sector, (3) Easement for Alabama Power Company recorded in
Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted
to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume 133, at
Page 210; Volume 126, at Page 191; Volume 126, at Page 192, Volume 126, at Page 323; and Volume
124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title to all mineral 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 excise of such rights as recorded in Volume 53, at Page 262, in the Probate office of
Shelby County, Alabama; (6) Covenants and Restrictions as set out in Instrument No. 1998-14554.

TO HAVE AND TO HOLD to the Grantee 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.

03/04/1999-09062
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KMS 24.00

IN WITNESS WHEREOF, the undersigned has executed this conveyance on

the 18th day of December, 1998.

WITNESS:

Forest Parks, LLC, an Alabama limited liability company

Rolyn E. Cain

By:

John B. Davis, Jr., as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 18th day of December, 1998.

Luci A. Livingston
Notary Public

My commission expires: _____

MY COMMISSION EXPIRES MARCH 15, 2000

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