

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: DENNIS N. WILSON

name

1115 LAKE FOREST CIRCLE

address

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100-----
DOLLARS (\$249,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARLOW D. NEUSCHWANGER AND WIFE, REBECCA J. NEUSCHWANGER

(herein referred to as grantors) do grant, bargain, sell and convey unto DENNIS N. WILSON and FAYE
T. WILSON

(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 213 ACCORDING TO THE SURVEY OF NINTH ADDITION, RIVERCHASE COUNTRY CLUB AS
RECORDED IN MAP BOOK 8, PAGE 46 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON
EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

\$175,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 1999-18494

05/04/1999-18494
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 23rd
day of April, 19 99.

(Seal)

(Seal)

(Seal)

Marlow D. Neuschwanger (Seal)
MARLOW D. NEUSCHWANGER
Rebecca J. Neuschwanger (Seal)
REBECCA J. NEUSCHWANGER

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
MARLOW D. NEUSCHWANGER AND WIFE, REBECCA J. NEUSCHWANGER
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 23rd day of April, A.D. 1999.

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

50 foot building line, as shown by recorded map.

Easement of undetermined width on rear, as shown by recorded Map.

Restrictions as shown by recorded Map.

Restrictions regarding Alabama Power Company recorded in Volume 41, page 802, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Volume 41, page 811, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Misc. Volume 14, page 536; Misc. Volume 17, page 550; Misc. Volume 34, page 549, and Real 41, page 111, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 333, page 512, in the Probate Office of Shelby County, Alabama.

The rights of upstream and downstream riparian owners with respect to Cahaba River.

RJN

hA N.

Inst # 1999-18494

05/04/1999-18494
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 86.00