

This instrument was prepared by

(Name) GENE W. GRAY, JR.

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

Send Tax Notice To: WILLIAM ATLEE DINSMORE
name
1921 FOREST KNOLL
address
BIRMINGHAM, AL 35204-39289

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP NSW 12/2001-39289 09/12/2001

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY JUDGE OF PROBATE

002 CH 29.00

10:12 AM CERTIFIED

That in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100----- DOLLARS (\$290,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DAVID E. QUINN AND WIFE, MARTHA B. QUINN

(herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM ATLEE DINSMORE AND AMANDA L. DINSMORE

(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 605-B, ACCORDING TO A RESURVEY OF LOT 604, RIVERCHASE COUNTRY CLUB, 14TH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 154, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, AND A RESURVEY OF LOT 605-A OF A RESURVEY OF LOTS 605 AND 614, RIVERCHASE COUNTRY CLUB, 14TH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 173 AND RE-RECORDED IN MAP BOOK 9, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2001 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT.

RESTRICTIONS AND COVENANTS AS RECORDED IN BOOK 74, PAGE 955; MISC. BOOK 14, PAGE 536, AMENDED BY MISC. BOOK 17, PAGE 550, AND MISC. VOLUME 34, PAGE 549.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 127, PAGE 140.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 353, PAGE 979.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN MISC. VOLUME 55, PAGE 172.

Continued

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 7th day of September, 2001.

MARTHA B. QUINN

(Seal)

MARTHA B. QUINN

(Seal)

MARTHA B. QUINN

(Seal)

DAVID E. QUINN

(Seal)

DAVID E. QUINN

(Seal)

DAVID E. QUINN

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that MARTHA B. QUINN whose name(s) 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 7th day of September

A.D., 2001

GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

TERMS, AGREEMENTS, AND RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 55, PAGE 171.

\$275,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARTHA B. QUINN whose name as Attorney in Fact for DAVID E. QUINN under that certain Durable Power of Attorney recorded on 9/12/2001 in 2001-39289 in the Probate Office of SHELBY County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of MARTHA B. QUINN on the day the same bears date.

Given under my hand and official seal this 7th day of SEPTEMBER, 2001.

Notary Public
Print Name: GENE W. GRAY, JR.
Commission Expires: 11/09/02

Inst # 2001-39289

09/12/2001-39289
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 29.00