

**SEND TAX NOTICE TO:**

Gary B. Wolter and Jean D. Wolter

*5053 Wagon Trace  
Birmingham, AL 35242*

This instrument was prepared by  
**Lynn Hightower-Moore**  
**Trimmier Law Firm**  
4317 Main Street  
Pinson, Alabama 35126

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**

*165,000*  
**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten and No/100 Dollars (\$10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**David B. Keith, a married man,**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Gary B. Wolter and wife, Jean D. Wolter**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 25, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES (GIVIANPOUR'S ADDITION TO INVERNESS) AS RECORDED IN MAP BOOK 16, PAGE 121 a, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to:

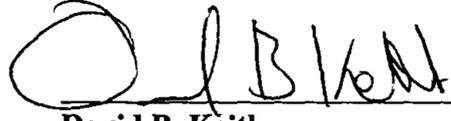
1. 7.5 foot easement on Eastern property line and variable easement on South property line as recorded in Map Book 16, Page 121 A, B & C.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating 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 Deed Book 5, Page 355; Deed Book 4, Page 442 and Deed Book 48, Page 427, together with the appurtenant rights to use the surface;
3. Covenants and provisions regarding Road Improvements as set out in the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc. as recorded in Instrument 1992-18226 and amended in Instrument 1992-26078.
4. Declaration of protective Covenants attached to and made a part of the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc. as recorded in Instrument 1992-18226, amended in Instrument 1992-26078 and amended in Instrument 1999-1346.
5. Private Subdivision Agreement with the City of Hoover, as recorded in Instrument 1992-26077.
6. Deed and Agreement by and between Metropolitan Life Insurance Company, Inverness point Homeowners Association, Inc. and the City of Hoover in regard to sanitary sewage treatment facility as recorded in Real 314, Page 561 and agreement and assignment as recorded in Real 328, Page 64 and supplemental deed and agreement in Real 365, Page 876.

**This property does not constitute the homestead of the grantor.**

**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, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **April 26, 2002**.

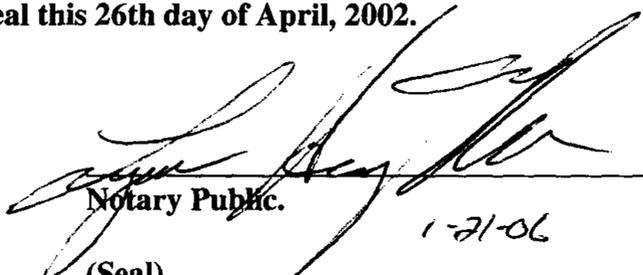
\_\_\_\_\_(Seal)  \_\_\_\_\_(Seal)  
**David B. Keith**  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**General Acknowledgement**

I, **Lynn Hightower-Moore**, a Notary Public in and for said County, in said State, hereby certify that **David B. Keith**, a married man, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 26th day of April, 2002.

  
\_\_\_\_\_  
Notary Public.  
(Seal) 1-21-06