

SEND TAX NOTICE TO:
Paul & Marianne Herman
893 Tulip Poplar Drive
Birmingham, Alabama 35244

This Instrument was prepared by:
Donna K. Naramore, Esq.
Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Gloria D. White, Personal Representative of the Estate of Paul P. Durette, deceased, Case #199288, Jefferson County, Alabama, and Gloria D. White, an unmarried woman (herein referred to as GRANTORS) does grant, bargain, sell and convey unto J. David Herman, Jr. and Marianne R. Herman (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 32, LaCoosa Estates as shown on plat and recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2008.
2. Restrictions appearing of record in Deed Book 254, Page 16 and Misc. Volume 43, Page 382. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 248, Page 117; Deed Book 126, Page 107 and Deed Book 167, Page 107.
4. Right(s) of way to Shelby County as recorded in Deed Book 227, Page 154.
5. Riparian and other rights created by the fact that the subject property fronts on Coosa River/Lay Lake.
6. Title to land comprising the shores or navigable waters or to artificial accretions or fills.
7. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 277, Page 156.
8. Contract with Alabama Power Company with rights in connection with construction of dam in regard to easement and release of damages in Deed Book 242, Page 278 and Deed Book 248, Page 117.
9. Rights to Alabama Power acquired in Condemnation Proceeding in Final Record 7, Page 1 and Agreement in Deed Book 48, Page 565 and 337 and as shown in Deed Book 57, Page 102.

ALL of the consideration recited above was paid from a purchase money mortgage executed simultaneously with delivery of this deed.

Paul P. Durette, Jr. was the surviving grantee of deed recorded in Book 346, Page 514, the other grantee Elinor C. Durette, having died on May 30, 2000.

Paul P. Durette, Jr. was predeceased by Leoda S. Durette, who died in November, 1992.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, 2008.

WITNESS:

THE ESTATE OF PAUL P.
DURETTE, JR., DECEASED,
CASE #199288, JEFFERSON
COUNTY, ALABAMA

Gloria D. White

By: Gloria D. White

Its: Personal Representative

Gloria D. White

Gloria D. White

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria D. White, whose name as Personal Representative of the Estate of Paul P. Durette, Jr., Deceased, Case #199288, Jefferson County, Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of May, 2008.

[Signature]
Notary Public

My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria D. White, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of May, 2008.

[Signature]
Notary Public

My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES July 30, 2011
BONDED THROUGH PUBLIC UNDERWRITERS