

SEND TAX NOTICE TO:

Joan B. Junghans and Wayne Bruce Junghans
5181 Weatherford Drive
Birmingham, AL 35242

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20120406000118890 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
04/06/2012 11:52:29 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Eighty Nine Thousand dollars & no cents (\$189,000.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Alexander M. Bruce and wife, Kathryn G. Bruce (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
Joan B. Junghans and husband, Wayne Bruce Junghans (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 16 AND THE WEST 1/2 OF LOT 15 BLOCK 8, ACCORDING TO THE
SURVEY OF LINCOLN PARK, AS RECORDED IN MAP BOOK 3, PAGE 145,
IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.**

Subject to: (1) Taxes for the year 2012 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and
conditions of record, if any (3) Mineral and mining rights, if any.

**\$181,658.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.**

Subject to:

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Such state of facts as shown on subdivision plat recorded in Plat Book 3, Page 145.
7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
8. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 3, Page 145.
9. Right of Way and utility easement as recorded in Instrument 2001-23908.
10. Permit granted to South Central Bell as recorded in Book 182, Page 561.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

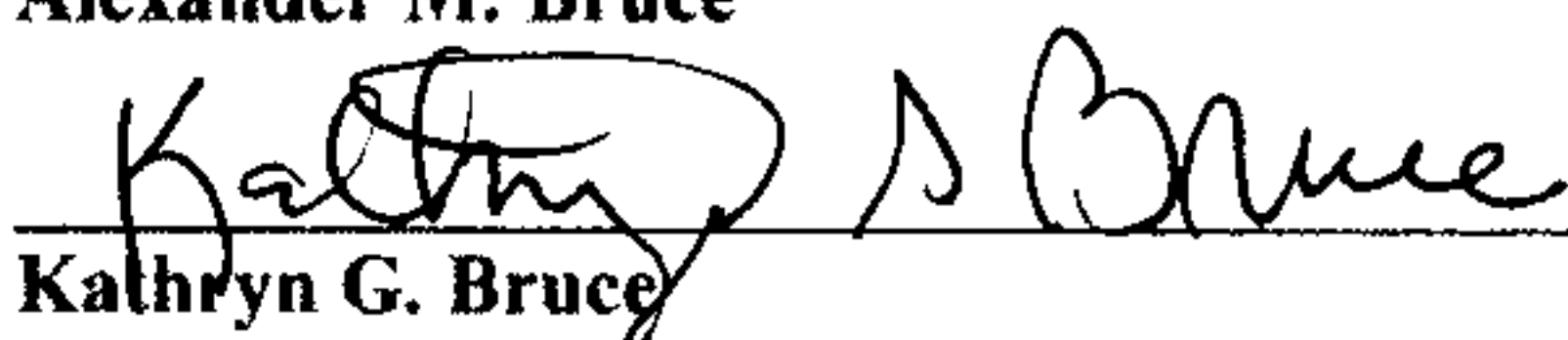
Shelby County, AL 04/06/2012
State of Alabama
Deed Tax: \$7.50

11. Right of Way to Shelby County as recorded in Instrument 2001-25065 and Instrument 2001-23909.
12. Permit granted to Alabama Power Company as recorded in Deed Book 182, Page 561 and Deed Book 124, Page 561.
13. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 182, Page 561; Instrument 1994-23338 and Instrument 1997-6580 in the Probate Office of Shelby County, Alabama.

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 **March 21, 2012**.

 (Seal)
Alexander M. Bruce
 (Seal)
Kathryn G. Bruce

STATE OF TN

General Acknowledgement

Coffee COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alexander M. Bruce and wife, Kathryn G. Bruce, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2012.

 (Seal)
Notary Public.
My Commission Expires: 11-16-14


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