

16-2435

Inst # 1996-29210

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JANICE B. VINES
120 HUNTER'S POINT CIR.
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of THIRTY-FIVE THOUSAND AND NO/100THS (\$35,000.00) DOLLAR, the undersigned GRANTOR, JAMES MICHAEL VINES, AN UNMARRIED MAN, in hand paid by JANICE BREEDLOVE VINES, GRANTEE herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in SHELBY County, Alabama, to-wit:

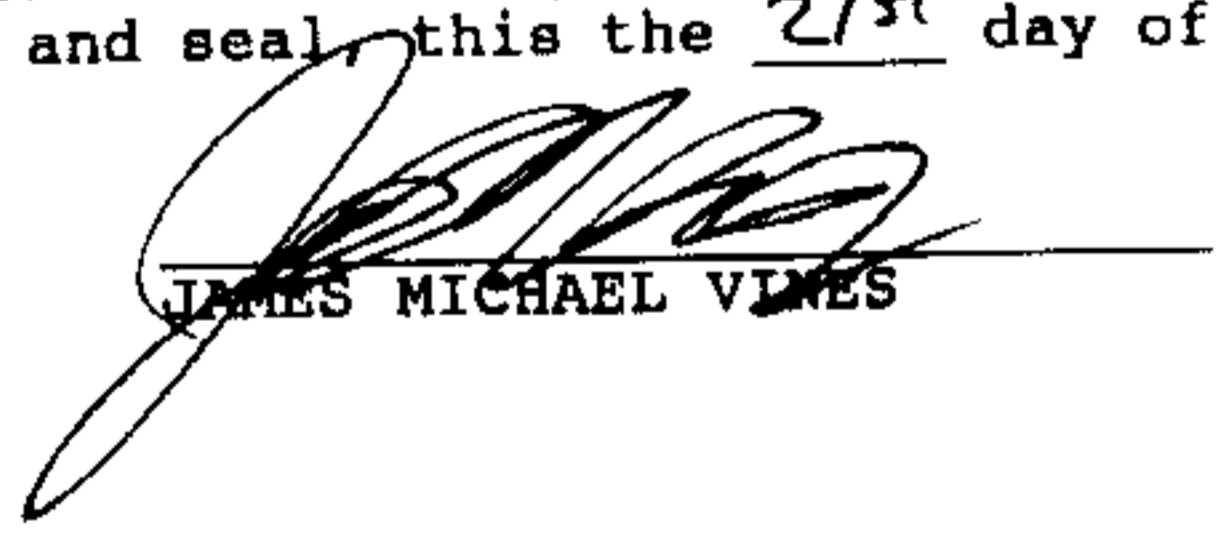
LOT 9, HUNTER'S POINT, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 7 PAGE 24, LESS AND EXCEPT THE FOLLOWING PART OF LOT 9, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, THAT IS ON THE EAST RIGHT OF WAY LINE OF HUNTER'S POINT CIRCLE, RUN IN A SOUTHEASTERLY DIRECTION ALONG THE LINE COMMON TO LOTS 8 AND 9, FOR A DISTANCE OF 107.00 FEET TO AN EXISTING IRON CORNER; THENCE TURN AN ANGLE TO THE RIGHT OF 19 DEGREES 35' AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 12.45 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 149 DEGREES 55' 45" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 115.75 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 3 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES AND IN A WESTERLY DIRECTION FOR A DISTANCE OF 3 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 3 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES AND RUN A WESTERLY DIRECTION FOR A DISTANCE OF 10.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID HUNTER'S POINT CIRCLE; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE CURVED RIGHT OF WAY LINE OF SAID HUNTER'S POINT CIRCLE FOR A DISTANCE OF 29.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

09/05/1996-29210
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50
1001 HEL

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

In Witness Whereof, the said GRANTOR, JAMES MICHAEL VINES, has hereunto set his signature and seal, this the 21st day of AUGUST, 1996.

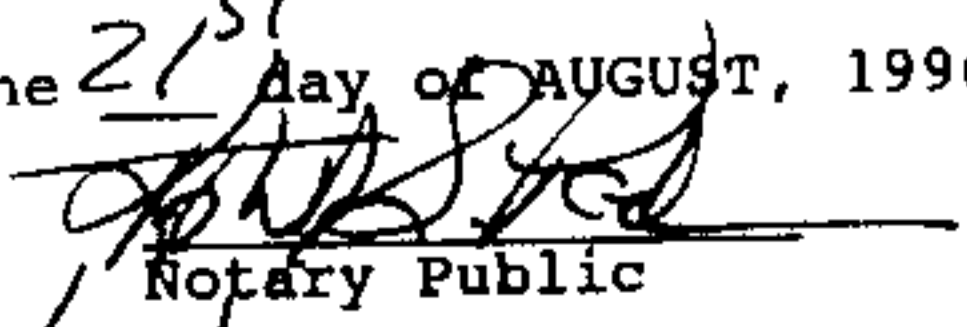

JAMES MICHAEL VINES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES MICHAEL VINES, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of AUGUST, 1996.


Notary Public

MY COMMISSION EXPIRES: 7/16/98