

Send Tax Notice To:  
Vance J. Plumb, Trustee  
3541 William & Mary Rd.  
Birmingham, AL 35216

STATE OF ALABAMA )  
SHELBY COUNTY )

Inst # 1996-38714

**STATUTORY WARRANTY DEED**

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 13<sup>th</sup> day of Nov, 1996, by **Vance J. Plumb**, a married man (hereinafter referred to as the "Grantor"), to **Vance J. Plumb, as Trustee of the John Ryan Plumb Trust** dated October 25, 1996 (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to the Grantor, the sufficiency of which is acknowledged by Grantor, the said Grantor, Vance J. Plumb, does by these presents grant, bargain, sell and convey unto the Grantee, Vance J. Plumb, as Trustee of the John Ryan Plumb Trust, **an undivided fifty percent (50%) interest** in the following described real estate situated in Shelby County, Alabama; to-wit:

**Lot 45 according to the Survey of The Highlands, First Sector, as recorded in Map Book 17, at page 100, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.**

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

Subject to:

1. Current taxes;
2. Declaration of Easements and Protective Covenants dated September 20, 1993, recorded in Inst. No. 1993-28823; and
3. Easement for public utilities, sanitary sewers, storm ditches, and building line as shown by recorded map.

TO HAVE AND TO HOLD, to the said Grantee, an undivided fifty percent (50%) interest, and to his successors and assigns forever, together with every contingent remainder and right of reversion.

And said Grantor does for himself, his heirs, executors and administrators, covenant with said Grantee, and his successors and assigns, that he is lawfully seized in fee simple of the Subject Property; that the same is free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall, warrant and defend the Subject Property to the said Grantee, his successors and assigns forever, against the lawful claims of all persons claiming by or through the Grantor, but not otherwise.

The Grantor warrants that the above described real estate does not constitute the homestead of the Grantor.

11/22/1996-38714  
12:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 23.50

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal  
this 13<sup>th</sup> day of March, 1996.

Vance J. Plumb  
Vance J. Plumb

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Vance J. Plumb**, a married man, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Patricia E. Brantley  
Notary Public  
My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES FEB. 28, 1998.**

THIS INSTRUMENT PREPARED BY  
Andrew J. Potts, Esq.  
Berkowitz, Lefkovits, Isom  
& Kushner, P.C.  
1600 SouthTrust Tower  
Birmingham, Alabama 35203

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