

99-30788V

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This instrument was prepared by:

(Name) Stephen H. Lee  
(Address) 138 Emerald Lake Dr.  
Pelham, AL 35124

Send Tax Notice to:

(Name) Jimmy T. Vines Construction Co. Inc.  
(Address) 111 Emerald Lake Dr.  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand dollars \$34,000.00 DOLLARS

to the undersigned grantor (whether one or more), is hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Park Place Development Inc.

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Jimmy T. Vines Construction Co. Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 23 A, according to survey of Emerald Lake  
First Addition Phase I as recorded in  
Map Book 19 Page 73 Amended Plat of  
Emerald Lake

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, current taxes  
restrictions, set back lines, rights of way,  
limitations, if any of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of March 24, 1999

PARK PLACE DEVELOPMENT, INC.

Stephen H. Lee (Seal)  
President of Park Place Development, Inc.

Buyer M. Del Vines (Seal)

pres. Jimmy T. Vines Const Co. Inc. (Seal)

STATE OF ALABAMA

Shelby County }

General Acknowledgment

04/01/1999-13663  
09:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, JOHN CURTIS PLATT, a Notary Public in and for said County, in said State, hereby certify that Stephen H. Lee, Pres. of Park Place Development, Inc., whose name(s) He 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 and official seal, this 24th day of March, 1999

My Commission Expires:

Return to:

Alabama Title Co., Inc.

Notary Public