

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Charles D. Lane  
4140 Kinross Circle  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF Shelby )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$280,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARK S. STEELEY AND WIFE, LISA A. STEELEY**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **CHARLES D. LANE AND TERRI R. LANE** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial CS RL

Lot 346, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

Less and Except:

A part of Lot 346, Brook Highland, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 46, Brook Highland 1st Sector, as recorded in Map Book 12, on Page 62 A & B, in the Office of the Judge of Probate, Shelby County, Alabama, thence run in a northwesterly direction along the Northeast line of said Lot 46 and also along the Southwest line of said Lot 346 for a distance of 113.66 feet to the Northwest corner of said Lot 46; thence turn an angle to the right of 88 deg. 57 min. 21 sec. and run in a northeasterly direction for a distance of 10.00 feet to a point; thence turn an angle to the right of 91 deg. 02 min. 39 sec. and run in a southeasterly direction for a distance of 113.91 feet to a point; thence turn an angle to the right of 90 deg. 24 min. 36 sec. and run in a southwesterly direction for a distance of 10.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$200,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 20th day of April, 2000.

Mark S. Steeley  
MARK S. STEELEY

Lisa A. Steeley  
LISA A. STEELEY

05/01/2000-14093  
11:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 91.00

2000-14093

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MARK S. STEELEY AND WIFE, LISA A. STEELEY** whose names are signed to the foregoing conveyance, and who are 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 the 20th day of April, 2000.

  
Notary Public

My Commission Expires: 11/20/2000

zlane.txt

Inst # 2000-14093

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