

SEND TAX NOTICE TO:

(Name) B. EDWARD VINING
(Address) P.O. Box 7736 P'ham, AL
35228

This instrument was prepared by

(Name) MCENIRY, MCENIRY & MCENIRY
1721 4th Avenue, North
(Address) Bessemer, Alabama 35020
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Three Thousand, Three-Hundred (\$83,300.00) and No/100
All of the above consideration is derived from a purchase money executed DOLLARS
simultaneously herewith
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

James A. Braasch and wife, Fran S. Braasch

(herein referred to as grantors) do grant, bargain, sell and convey unto

B. Edward Vining and wife, Dian M. Vining

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby and Bibb County, Alabama to-wit:

Please see attached Exhibit "A" for Description

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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, we have hereunto set OUR hand(s) and seal(s), this 12

day of July, 1991

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Braasch
JAMES A. BRAASCH (Seal)

Fran S. Braasch
FRAN S. BRAASCH (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that JAMES A. BRAASCH and wife, FRAN S. BRAASCH
whose name s 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12th

day of

July A. D., 1991

PARCEL III:

Parcel No. 14, according to the Map and Plat of Whispering Pines Farms as recorded in Map Book 8, page 125 and Resurvey recorded in Map Book 13, page 131, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 5 West, Bibb County, Alabama, and run thence South 86 degrees, 46 minutes 18 seconds West along the South line of said Quarter - Quarter Section 408.63 feet to a point in the centerline of a sixty (60') foot wide easement, thence run North 11 degrees, 36 minutes 58 seconds West along the centerline of said easement 235.94 feet to a point. Thence run North 6 degrees, 08 minutes 00 seconds West along same said centerline of same said easement 419.14 feet to a point, thence run North 2 degrees 51 minutes 00 seconds West along same said centerline of same said easement 516.35 feet to a point, thence run North 1 degree, 32 minutes 00 seconds West along same said centerline of same said easement 162.34 feet to a point on the North line of said SE 1/4 of the NW 1/4 of Section 11, thence run North 86 degrees, 48 minutes 56 seconds East along said North line of said SE 1/4 of the NW 1/4 and the SE 1/4 of the NE 1/4 of same said Section 11 a distance of 1,118.02 feet to a point, thence run South 3 degrees, 52 minutes 16 seconds East a distance of 1,329.85 feet to a point on the South line of the SE 1/4 of the NE 1/4 of said Section 11, thence run South 86 degrees, 46 minutes 18 seconds West along said Quarter - Quarter line a distance of 676.86 feet to the Point of Beginning.

Said property located in Bibb County and Shelby County, Alabama.

EXHIBIT "A"

1. Dead Tax	_____
2. Mig. Tax	_____
3. Recording Fee	_____
4. Indexing Fee	_____
5. No Tax Fee	_____
6. Certified Fee	_____
Total	_____

Notary paid

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 19 AM 8:51

JUDGE OF PROBATE

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