

K9502-0150

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
  
BROWN-TURNER, L.L.C.  
Attorneys at Law  
211 22nd Street North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
  
BARRY C. VINES  
133 MALLARD POINTE DRIVE  
PELHAM, ALABAMA 35124

Inst # 1995-06572  
03/14/1995-06572  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
60.50  
002 MCD

STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of FORTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$49,500.00) DOLLARS to the undersigned grantor, **WEATHERLY DEVELOPMENT, INC.** in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR**, does by these presents, grant, bargain, sell and convey unto **BARRY C. VINES and SANDRA B. VINES, HUSBAND AND WIFE**, (herein referred to as **GRANTEES**, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**PARCEL I:**

**PART OF THE NE¼ OF THE SE¼ OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 118-A, RESURVEY OF LOTS 118 AND 140 WEATHERLY-WINDSOR SECTOR 5, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 17 PAGE 60, RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 118-A FOR A DISTANCE OF 263.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 118-A; THENCE TURN AN ANGLE TO THE RIGHT OF 3°49'01" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 18.95 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE RIGHT OF 136°32'15" AND RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 154.75 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 39°38'44" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 338.71 FEET TO A POINT ON THE SOUTH LINE OF LOT 18, CHESHIRE, AS RECORDED IN THE OFFICE OF THE JUDGE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 16, PAGE 93; THENCE TURN AN ANGLE TO THE RIGHT OF 53°44'30" AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LINES OF LOTS 18 AND 19 OF SAID CHESHIRE SUBDIVISION FOR A DISTANCE OF 124.01 FEET; THENCE TURN AN ANGLE OF 126°15'30" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 249.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**PARCEL II:**

**LOT 118-A, ACCORDING TO THE RESURVEY OF LOTS 118 AND 140, WEATHERLY-WINDSOR, SECTOR 5, AS RECORDED IN MAP BOOK 17 PAGE 60 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1994, which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Any loss, claim, damage or expense including additional tax due, if any due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3)
3. Building setback line of 70 feet reserved from Kings Crest Lane as shown by plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 322 page 589 and Book 364 page 397 in Probate Office.
5. Right(s)-of-Way(s) granted to Seaboard Coastal Railroad by instrument(s) recorded in Decd 281 page 281 in Probate Office.

6. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 337 page 719 in Probate Office.
7. Rights of riparian owners in and to the use of Peavine Creek.
8. Restrictions, limitations, and conditions as set out on Map Book 14 page 104 in Probate Office.
9. Agreements set out in Instrument #1992-26328 and Instrument #1992-26329 in Probate Office.
10. Less and except any portion of subject property lying within road right of way.

\$.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **WEATHERLY DEVELOPMENT, INC.**, by its **PRESIDENT, GREG GILBERT** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **24th** day of **February, 1995**.

**WEATHERLY DEVELOPMENT, INC.**

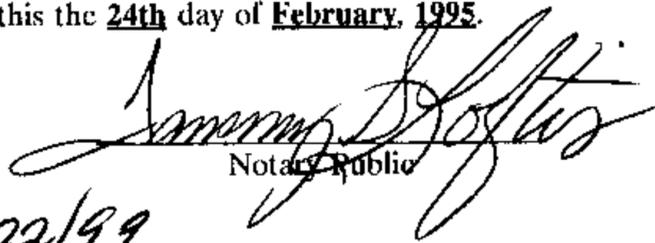
By:   
**GREG GILBERT, PRESIDENT**

STATE OF ALABAMA)  
 COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GREG GILBERT**, whose name as **PRESIDENT** of **WEATHERLY DEVELOPMENT, INC.**, a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24th day of February, 1995.

  
 Notary Public

My commission expires: 2/22/99

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