

SEND TAX NOTICE TO:

(Name) Jimmy D. Heinrich

(Address) 169 Cambridge Lane
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

TITLE NOT EXAMINED

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 Seven Thousand Five Hundred Forty-Seven and 46/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

North Shelby Partners

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

Jimmy D. Heinrich and Evelyn S. Heinrich

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

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Inst # 1995-32253

11/07/1995-32253
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.00

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 1st

day of October, 19 95

WITNESS:

NORTH SHELBY PARTNERS

By: Roy L. Martin (Seal)

Roy L. Martin, Partner

Jack D. Harris (Seal)

Jack D. Harris, Partner

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Jack D. Harris, Partners of North Shelby Partners 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/ in their capacity as Partners executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, A.D., 19 95

Wm. H. Halbrooks
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION
PART OF LOT 25
ADDED TO LOT 24

STATE OF ALABAMA
SHELBY COUNTY

Part of Lot 25 of 2nd Phase of Cambridge Pointe 2nd Sector, as recorded in Map Book 18, Page 24 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest Corner of said Lot 25 and run in a northwesterly direction along the Southwest Line thereof for a distance of 100.56 feet to the Northwest Corner of said Lot 25, said point being located on the Southeasterly Right-of-Way line of Cambridge Lane, and also being on a curve to the left having a radius of 50.00 feet and a central angle of 27 degrees 18 minutes 52 seconds; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds to the tangent of said curve and run in a northeasterly direction along the arc of said curve and along said right-of-way line for an arc distance of 23.83 feet to the end of said curve; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds from the tangent of said curve and leaving said right-of-way line run in a southeasterly direction for a distance of 67.59 feet; thence turn an angle to the right of 76 degrees 49 minutes 01 seconds and run in a southwesterly direction for a distance of 70.96 feet to the point of beginning. Said parcel of land contains 3,466.12 square feet and is subject to easements and restrictions of record.

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