

Inst # 1995-35858

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

DWAYNE WILLIAMS ROBINSON
LOT 40 WEATHERLY WINSOR
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY THREE THOUSAND NINE HUNDRED and 00/100 (\$23,900.00) DOLLARS to the undersigned grantor, WEATHERLY ENTERPRISES, 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 DWAYNE WILLIAMS ROBINSON and TINA JENENE ROBINSON, 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:

LOT 40, ACCORDING TO THE SURVEY OF WEATHERLY WINDSOR SECTOR 11, AS RECORDED IN MAP BOOK 18, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. 70 foot building line as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Easement to BellSouth Telecommunications, recorded in Instrument #9407-356, in the Probate Office of Shelby County, Alabama.
5. Easement, recorded in Instrument #1995-6002, in the Probate Office of Shelby County, Alabama.
6. Agreement with water Service, recorded in Instrument #1995-6003, in the Probate Office of Shelby County, Alabama.
7. Non-exclusive perpetual easement for ingress, egress and utilities as recorded in Instrument #1993-37546; Instrument 1993-39001 and Instrument #1993-39916 in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants as recorded in Instrument #1994-15531, in the Probate Office of Shelby County, Alabama.
9. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$169,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

12/14/1995
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 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 ENTERPRISES, INC., by its PRESIDENT, STEVE CHAMBERS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 12th day of December, 1995.

WEATHERLY ENTERPRISES, INC.

By: 

STEVE CHAMBERS, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEVE CHAMBERS, whose name as PRESIDENT of WEATHERLY ENTERPRISES, 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 12th day of December, 1995.


Notary Public

My commission expires: 2/26/99

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