

This instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35242

Send Tax Notice To:
R. Wendell Sheffield
204 Windchase Drive
Birmingham, Alabama 35242

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of TWO HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100-----(\$257,500.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **DKM ENTERPRISES, INC.,** an Alabama corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **R. WENDELL SHEFFIELD and ELIZABETH S. SHEFFIELD,** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18 page 55 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

The above property is conveyed subject to:

1. \$205,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.
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 30 feet reserved from Windchase Drive, as shown by plat recorded in the Probate Office of Shelby County, Alabama.
4. Public easements as shown by Plat recorded in said Probate Office.
5. Restrictions, covenants and conditions as set out in instrument recorded in Instrument #1994-10992, in said Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129, page 550, in said Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE
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7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument #1994-10992, in said Probate Office.
8. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed recorded in Instrument #1995-16656, in said Probate Office.
9. Restrictions, limitations and conditions as set out in Map Book 18, page 55 A & B, recorded in said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DKM ENTERPRISES, INC., an Alabama corporation by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 1996.

DKM ENTERPRISES, INC.
an Alabama corporation

By: 
W. Brian Doyle, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Brian Doyle whose name as President of DKM ENTERPRISES, INC., an Alabama 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 as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 1996.


Notary Public
My Commission Expires: