

Send Tax Notice To:
James P. Binnings
2228 Pup Run
Helena, Alabama 35080

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Eighty One Thousand Dollars and no/100 (\$81,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Brett A. Melton and wife, Kimberly A. Melton** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **James P. Binnings, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 12, Block D, according to the Amended Map of Fox Haven, First Sector, recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 1996 and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. 35 foot building line as shown by recorded Map.
3. 10 foot Easement on Rear, as shown by recorded Map.
4. Restrictions or Covenants recorded in Misc. 24, Page 87 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Right of way to Southern Natural Gas, recorded in Vol. 139, page 209; Vol. 213, page 137; Vol. 213, page 136; Vol. 213, page 139; Vol. 213, page 143 and Vol. 213, page 688, in the Probate Office of Shelby County, Alabama.
6. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$64,800.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are

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free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 10 day of

July, 1996.

WITNESS:

Brett A. Melton
Brett A. Melton

Kimberly A. Melton
Kimberly A. Melton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brett A. Melton and wife, Kimberly A. Melton whose names 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 date the same bears date.

Given under my hand and official seal, this the 10 day of July, 1996.

[Signature]
Notary Public

My commission expires: 5/21/99

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