

This Instrument was prepared by:
Thomas J. Thornton
1119 Willow Run Road
Birmingham, Alabama 35209

Send Tax Notice to:
James A. and Mary J.
Clement

130 Newgate Rd. Alabaster, AL
85007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Five Thousand and 00/100 Dollars (\$45,000.00) and other good valuable consideration, in hand paid by James A. Clement and Mary J. Clement, (GRANTEE) receipt of which is hereby acknowledged, Weatherly Lands, L.L.C., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE as Joint Tenants with Right of Survivorship, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lot 1308, according to the Survey of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 21, Page 67, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. Setback lines, easements and restrictions as shown on the record map.
3. Restrictive Covenants as recorded in Instrument #1996-23993 in the Probate Office of Shelby County, Alabama.
4. Lake Covenants as recorded in Instrument #1996-24004 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, their successors and assigns, forever.

And the said GRANTOR does for itself and for its successors and assigns, covenant with the said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said Premises, and that it has a good right to grant and convey the aforesaid property, that it will and its successors and assigns shall warrant and defend the same to the said grantee and their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Managing Members of the Grantor, in their capacity as such Managing Members, and with full authority to do so, have hereunto set their hands and seals, this 27 day of November, 1996.

WEATHERLY LANDS, L.L.C.

By: Thomas J. Thornton (SEAL)
Thomas J. Thornton, Managing Member

By: Jack H. Harrison (SEAL)
Jack, H. Harrison, Managing Member

11/27/1996-39224
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NED 34.00

1996-39224

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton and Jack H. Harrison, as Managing Members of Weatherly Lands, L.L.C., 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 foregoing conveyance, they, in their capacity as such Managing Members and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of November, 1996.

Maire E. Gulson
Notary Public

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 4, 1997.
BONDED TO THE NOTARY PUBLIC OVERSIGHT BOARD

Inst # 1996-39224

11/27/1996-39224
10:02 AM CERTIFIED
JELLY COUNTY JUDGE OF PROBATE
FOR REC 56.00