

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

Send Tax Notice to:
Robert C. Sinclair
Donna H. Sinclair
140 WINDSOR LANE
PELHAM, AL.

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and 00/100 Dollar (\$1.00) and other good valuable consideration, in hand paid by Robert C. Sinclair and wife, Donna H. Sinclair, as Joint Tenants with Right of Survivorship (GRANTEE) receipt of which is hereby acknowledged, Weatherly Lands, L.L.C., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, 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 1305, according to the Survey of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to:

1. Taxes for the year 1997 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, its 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 its 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 10th day of April, 1997.

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

04/10/1997-11203
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 28.50

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 10th day of April, 1997.

Maure E. Wilson
Notary Public
My Commission expires July 4, 1997.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 4, 1997.
BORNED THIS NOTARY PUBLIC COMMISSIONING

STATE OF ALABAMA
SHELBY COUNTY

PARTIAL RELEASE OF MORTGAGE LIEN

THIS PARTIAL RELEASE OF MORTGAGE LIEN is made on this 10th day of April, 1997, by THORNTON PROPERTIES, an Alabama General Partnership, by Thomas J. Thornton, its General Partner.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the following described real property is hereby released from that certain mortgage dated April 12, 1994 and recorded as Document No. 1994-35325 in the Office of the Judge of Probate of Shelby County, Alabama:

Lot 1305, 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.

IN WITNESS WHEREOF, the undersigned, as General Partner of Thornton Properties, an Alabama General Partnership, and with full authority to do so, has executed this Partial Release of Mortgage Lien on this the 10th day of April, 1997.

THORNTON PROPERTIES

By: Thomas J. Thornton (Seal)
Its General Partner

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, General Partner of Thornton Properties, an Alabama General Partnership, whose name is signed to the foregoing Release, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing Partial Release of Mortgage Lien, he, in his capacity as such General Partner 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 10th day of April, 1997.

Marie E. Wilson
Notary Public

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 3, 1997
BONDED \$1000.00

sect13de

Inst # 1997-11203

04/10/1997-11203
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 28.50