

This instrument was prepared by:

Grantee(s) address:

~~1508 Dogwood Court~~
~~Hueytown, AL 35023~~
1910 Omaha Drive
Nelsco, AL 35080

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

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 no/100 DOLLARS (\$45,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Graham N. Webster and Ruby T. Webster, husband and wife (herein referred to as GRANTORS), do grant, bargain, sell and convey unto Lee Wheeler and Kimberly Wheeler (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 12, according to the map of a resubdivision of Lots 1 & 4 SOUTH COVE, 3rd Sector, recorded in Map Book 21, Page 70 in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Restrictions and conditions on recorded plat.
2. Restrictive covenants recorded in Real Book 267, page 890, amended restrictions recorded in Instrument No. 1994-31178 and Instrument No. 1996-24093 in the Probate Office of Shelby County; Alabama.
3. Shelby County Department of Planning & Development requires that as long as this subdivision remains private, the roads, structures and drainage shall be maintained by the property owners. It is therefore expressly made a condition of this conveyance that the Grantee shall contribute ratably with the other property owners in the subdivision to the cost of any materials and labor used in the repair and maintenance of South Cove Court, drainage facilities, and structures associated therewith, as shown on the plat of said subdivision. This duty to repair and maintain shall continue until such time as, if and when the subdivision becomes public.

07/25/1997-23302
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 57.00

JNBSC/ Davis Plaza

Inst # 1997-23302

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 have hereunto set our hands and seals, this 24th day of July, 1997.

Graham N. Webster
Graham N. Webster

Ruby T. Webster
Ruby T. Webster

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Graham N. Webster and Ruby T. Webster, husband and wife, 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 day the same bears date.

Given under my hand and official seal this 24th day of July, 1997.

William R. Justice
Notary Public



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