

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Richard P. Cobb
(Address) 1213 Elm Drive
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$126,500.00

That in consideration of One Hundred Twenty Six Thousand Five Hundred and no/100ths-- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Jeffrey A. Vines and wife, Cynthia K. Vines

(herein referred to as grantors), do grant, bargain, sell and convey unto

Richard P. Cobb and wife, Jeannie C. Cobb

(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 11, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Page 4
5 and 6, in the Probate Office of Shelby County, Alabama. Mineral and mining rights
excepted.

Subject to existing easements, current taxes, restrictions, set-back lines
and rights of way, if any, of record.

\$119,700.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1998-15786

05/01/1998-15786
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever;
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators
shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 13th
day of April, 19 98.

WITNESS

(Seal)

(Seal)

(Seal)

Jeffrey A. Vines (Seal)
Cynthia K. Vines (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jeffrey A. Vines and wife, Cynthia K. Vines, whose name s 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 13th day of April

MY COMMISSION EXPIRES JUNE 10, 1999

My Commission Expires:

A.D., 19 98

Jean Rene Gilbert
Notary Public