

Send tax notice to:  
Dr. & Mrs. Jack Vines  
313 Autumn Chase Circle  
Birmingham, AL 35206

Inst # 1998-21110

This Instrument Prepared By:  
Louis B. Feld, Esq.  
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.  
2000 SouthBridge Pkwy., Suite 500  
Birmingham, Alabama 35209

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Jack David Vines and Opal Eaton Vines, husband and wife, joint with right of survivorship (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Jack David Vines and Opal Eaton Vines as tenants-in-common (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot #5 according to Waxa Subdivision, the same being a part of Sec. 35, Township 24 N., R15E, a plat of said subdivision being recorded in Map Book 5, p. 5, Probate Office of Shelby County, Alabama. There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean seal level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955. Grantee(s) shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company. The elevation above sea level used when the original Lay Lake was constructed is converted to U. S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

Said Lot is conveyed subject to the protective covenants recorded in DB 235 pages 550 & 551, in the Probate Office of Shelby County, Alabama.

Mineral Rights Excepted.

Source of Title: Book 176, Page 487, Probate Office, Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs, successors 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 Grantee, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 22 day of May, 1998.

Jack David Vines  
Jack David Vines

Opal Eaton Vines  
Opal Eaton Vines

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jack David Vines and Opal Eaton Vines, 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 this the 22 day of May, 1998.

Susan H. Malone  
Notary Public

SUSAN H. MALONE  
Printed Name

[NOTARY SEAL]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Aug. 4, 1999.  
BONDED TO THE STATE OF ALABAMA BY THE SECRETARY OF REVENUE.  
My Commission Expires: \_\_\_\_\_

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