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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law  
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JEFFORY K. VINSANT  
701 MOSS ROCK TRAIL  
STERRETT, AL 35147

Inst # 1999-11480

STATE OF ALABAMA)

COUNTY OF SHELBY)

03/19/1999-11480  
08:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CM 11.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED DOLLARS and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JEFFORY K. VINSANT, A MARRIED PERSON JOINED BY HIS WIFE, LESLIE VINSANT (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFORY K. VINSANT, A MARRIED PERSON JOINED BY HIS WIFE, LESLIE VINSANT, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 1 EAST FOR THE POINT OF BEGINNING; THENCE RUN NORTH ON THE QUARTER-QUARTER LINE FOR 333.08 FEET; THENCE TURN RIGHT 90 DEGREES 20 MINUTES 50 SECONDS FOR 168.53 FEET; THENCE TURN RIGHT 15 DEGREES 63 MINUTES 19 SECOND FOR 96.40 FEET; THENCE TURN LEFT 56 DEGREES 01 MINUTES 16 SECONDS FOR 40.0 FEET; THENCE TURN RIGHT 40 DEGREES 24 MINUTES 57 SECONDS FOR 362.17 FEET; THENCE TURN RIGHT 72 DEGREES 30 MINUTES 12 SECONDS FOR 192.15 FEET; THENCE TURN RIGHT 30 DEGREES 55 MINUTES 06 SECONDS FOR 154.02 FEET; THENCE TURN RIGHT 76 DEGREES 34 MINUTES 42 SECONDS FOR 674.0 FEET TO THE POINT OF BEGINNING.



SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. SUBJECT TO A 50 FOOT EASEMENT ON WEST SIDE OF LOT AS SHOWN ON SURVEY MADE BY RALPH E. CHAPPELL, DATED JULY 1, 1997.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN VOLUME 328, PAGE 918.

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 the said GRANTEES, his, her, or 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 a 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JEFFORY K. VINSANT and LESLIE VINSANT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of March, 1999.

  
JEFFORY K. VINSANT  
  
LESLIE VINSANT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFFORY K. VINSANT and LESLIE VINSANT, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of March, 1999.

  
Notary Public

My commission expires: 7/11/02

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