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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KERRY P. WEBB
5187 STONEHAVEN DRIVE
BIRMINGHAM, AL 35244

Inst # 1999-30002

07/19/1999-30002
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 33.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTEEN THOUSAND and 00/100 (\$218,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBIN WENTWORTH and SANDRA K. WENTWORTH (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KERRY P. WEBB and JACQUELINE M. WEBB, HUSBAND AND WIFE, (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:

LOT 31, ACCORDING TO THE SURVEY OF VALLEY BROOK, PHASE IV, AS RECORDED IN MAP BOOK 14, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. THIRTY-FIVE FOOT BUILDING LINE AS SHOWN ON RECORDED PLAT.
3. RESTRICTIONS AS RECORDED IN REAL VOLUME 315, PAGE 960.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 333, PAGE 221.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 47, PAGE 441.
6. THE SUBDIVISION SHOWN HEREIN, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURRED. BIRMINGHAM TITLE SERVICES CORPORATION AND STEWART GUARANTY TITLE COMPANY MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE

OF SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER
PURPOSE WHATSOEVER.

\$196,200.00 of the consideration herein was derived from a mortgage closed
simultaneously herewith.

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, ROBIN WENTWORTH and SANDRA
K. WENTWORTH, have hereunto set his, her or their signature(s) and seal(s), this the 30th day
of June, 1999.

Robin Wentworth Acting by and through his attorney in fact, Rick Curry
ROBIN WENTWORTH, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, RICK CURRY

Sandra K. Wentworth Acting by and through her attorney in fact, Rick Curry
SANDRA K. WENTWORTH, ACTING BY AND
THROUGH HER ATTORNEY IN FACT, RICK CURRY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby
certify that RICK CURRY, whose name as Attorney in Fact for ROBIN WENTWORTH AND
SANDRA K. WENTWORTH, is signed to the foregoing instrument and who is known to me,
acknowledged before me on this date that, being informed of the instrument, he, in his capacity
as such Attorney in Fact, and with full authority executed the same voluntarily on the date the
same bears date.

Given under my hand this the 30th day of June, 1999.

[Signature]
Notary Public

My commission expires: 7/1/02

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