

THIS INSTRUMENT PREPARED BY:  
Samuel E. Wiggins, III  
448 Brown-Marx Tower  
2000 First Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO  
Brett Weatherby  
230 Camelia Street  
Harpersville, AL 35078

**WARRANTY DEED (Without Survivorship)**  
**STATE OF ALABAMA)**

KNOW ALL MEN BY THESE PRESENTS:

**JEFFERSON COUNTY)**

That in consideration of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Edmund Kis and Viorica Kis, his spouse**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brett Weatherby**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Legal Description See Attached Exhibit "A"

\$89,795.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, our heirs and assigns, that we are lawfully seized in fee simple of said premises; that we 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 11<sup>th</sup> day of November, 1999.

Edmund Kis  
Edmund Kis  
Viorica Kis  
Viorica Kis

**STATE OF ALABAMA )**

**GENERAL ACKNOWLEDGMENT**

**JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Edmund Kis and Viorica Kis**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of November, 1999.

NOTARY PUBLIC  
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES June 27, 2002  
BONDED BY NOTARY PUBLIC UNDERWRITERS

12/03/1999-48989  
11:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 11.50

Inst # 1999-48989

**EXHIBIT "A"**

**PARCEL I:**

COMMENCE AT THE NW CORNER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AS THE POINT OF BEGINNING, FROM THIS BEGINNING POINT PROCEED SOUTH ALONG THE WEST BOUNDARY OF SAID SECTION FOR A DISTANCE OF 255.6 FEET TO A POINT ON THE NORTHERLY SIDE OF A PAVED STREET, THIS POINT BEING 30 FEET FROM THE CENTER LINE OF SAID STREET; THENCE TURN AN ANGLE OF 56°16' TO THE LEFT AND PROCEED SOUTHEASTERLY ALONG THE NORTHERLY SIDE OF SAID STREET FOR A DISTANCE OF 104.1 FEET TO A POINT; THENCE PROCEED NORTHEASTERLY FOR A DISTANCE OF 321.2 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION, THENCE TURN AN ANGLE OF 102°42' TO THE LEFT AND PROCEED WEST ALONG THE NORTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 158.2 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

COMMENCE AT THE NW CORNER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE PROCEED EAST ALONG THE NORTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 158.2 FEET TO THE POINT OF BEGINNING; FROM THIS BEGINNING POINT, TURN AN ANGLE OF 102°42' TO THE RIGHT AND PROCEED SOUTHWESTERLY FOR A DISTANCE OF 321.2 FEET TO A POINT ON THE NORTH SIDE OF A PAVED STREET; THIS POINT BEING 30 FEET FROM THE CENTER LINE OF SAID STREET; THENCE TURN AN ANGLE OF 68° AND 07' AND PROCEED SOUTHEASTERLY ALONG THE NORTHERLY SIDE OF SAID STREET FOR A DISTANCE OF 104.1 FEET TO A POINT; THENCE PROCEED NORTHEASTERLY FOR A DISTANCE OF 396.4 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION; THENCE TURN AN ANGLE OF 109° AND 56' TO THE LEFT AND PROCEED WEST ALONG THE NORTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS I & II THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE NORTH 87°54'11" EAST, A DISTANCE OF 182.11 FEET; THENCE SOUTH 33°22'18" WEST, A DISTANCE OF 313.50 FEET; THENCE NORTH 2°08'29" WEST, A DISTANCE OF 255.33 FEET TO THE POINT OF BEGINNING.

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