

This Instrument Prepared by  
Grant Dunnam  
P.O. Box 416  
McCalla, AL 35111

Send Tax Notice To:  
The 168 Windsor Lane  
Trust,  
Howard Grant Dunnam Jr.  
As Trustee,  
P.O. Box 416  
McCalla, AL 35111

**WARRANTY DEED TO TRUSTEE**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

03/01/2000-06444  
11:57 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE

**KNOWN ALL MEN BY THESE PRESENTS**

That in consideration of Ten-----XX/100 DOLLAR  
(AND OTHER GOOD AND VALUABLE CONSIDERATIONS)  
to the undersigned grantor(whether one or more), in hand paid by the grantee herein, the  
receipt whereof is acknowledged, I or we,

**HOWARD GRANT DUNNAM JR., AS TRUSTEE**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**THE 168 WINDSOR LANE TRUST, HOWARD GRANT DUNNAM JR.,  
NOT PERSONALLY, AS TRUSTEE**

as Trustee and not personally under the provisions of a Trust Agreement dated the  
11th day of NOVEMBER 1999, known as THE 168 WINDSOR LANE TRUST, the  
following described real estate, situated in:

**SHELBY COUNTY, ALABAMA. to-wit:**

**SEE EXHIBIT "A" ATTACHED HERETO**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto,  
belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the said premises in fee simple forever, with the  
appurtenances attached thereto upon the trust and for the uses and purposes herein and in  
said Trust agreement set forth.

**FULL** power and authority granted to said Trustee, with respect to the said premises or  
any part of it, and at any time or times, to subdivide said premises or any part thereof, to  
dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof,  
and to resubdivide said property as often as desired, to contract to sell, to grant options to  
purchase, to sell on any terms, to convey either with or without consideration, to donate,  
to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease  
said property, or any part, from time to time, in possession or reversion by lease to  
commence now or later, and upon any terms and for any period or periods of time and to  
renew or extend leases upon any terms and for any period or periods of time, to renew or  
extend leases upon any terms and for any period or periods of time, and to amend, change  
to modify the terms and provisions thereof at any time hereafter, to contract to make  
leases and to grant options to lease and options to renew leases and options to purchase  
the whole or any part of the reversion and contract respecting the manner of fixing the  
amount of future rentals, to partition or to exchange the said property or any part thereof  
for other real or personal property, to grant easements or changes of any kind, to release,  
convey or assign any right, title or interest in or about easement appurtenant to said  
premises or any part thereof, and to deal with said property and every part thereof in all  
other ways and for such other considerations as it would be lawful for any person owning

Inst # 2000-06444


the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with the said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said Trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said Trustee, or be obliged or privileged to inquire into any terms of said Trust Agreement, and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance with the Trust's constitutions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever, and that the said land is free of all encumbrances, except taxed accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, the said grantor has hereunto set their hands and seals this 1<sup>st</sup> day of MARCH, 2000.

  
Howard Grant Dunnam Jr.

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Before me personally the individuals above-written to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledge to and before me the he/she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid, this 1<sup>st</sup> day of March, 2000.

My Commission Expires:

Feb 2001

  
NOTARY PUBLIC

**EXHIBIT "A"**

ALL OF LOT 1319-B, WEATHERLY 13TH SECTOR, PHASE 2, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 22, APGE 003 AND PART OF LOT 1318 OF SAID WEATHERLY 13TH SECTOR PHASE 2, SAID PART OF LOT 1318 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1318, RUN IN A NORTHEASTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF WINDSOR LANE FOR A DISTANCE OF 51.00 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 00' RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 260.61 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 96 DEGREES 17' 01" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 1318 FOR A DISTANCE OF 51.31 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A EASTERLY DIRECTION ALONG THE SOUTHERN LINE OF SAID LOT 1318 FOR A DISTANCE OF 255.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Inst # 2000-06444

03/01/2000-06444  
11:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 14.50

Inst # 1999-47140

11/17/1999-47140  
12:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HNS 14.00