

This instrument was prepared by
(Name) Patricia K. Martin, PC
(Address) 2090 Columbiana Rd.
Birmingham, Al. 35216

Send Tax Notice To: Damian S. Hines
name
1232 Dunham Lane
Helena, Al. 35080
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-six thousand five hundred and no/100 (\$126,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert D. Sibley and his wife Susan L. Sibley
(herein referred to as grantors) do grant, bargain, sell and convey unto
Damian S. Hines and Erica E. Hines

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$126,222.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CJ1 11.30

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28

day of JUNE, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Robert D. Sibley (Seal)
Susan L. Sibley (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

the undersigned

Robert D. Sibley and his wife Susan L. Sibley a Notary Public in and for said County, in said State,

do hereby certify that Robert D. Sibley and his wife Susan L. Sibley 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of June A. D. 2000

Patricia K. Martin
Notary Public

EXHIBIT A

Lot 3, according to a Resurvey of Lots 5, 6 and parts of Lots 7 and 8, Dunham Farms, as recorded in Map Book 6, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING: A part of Lot 3, Resurvey of Lots 5, 6 and part of Lots 7 and 8, Dunham Farms, as recorded in Map Book 6, Page 85 in the Office of the Judge of Probate, Shelby County, Alabama, said part of Lot 3 being more particularly described as follows: From the SE corner of said Lot 3, run in a Northwesterly direction along the South line of said Lot 3 for a distance of 137.10 feet to the point of beginning; thence turn an angle to the right of 62 degrees 33 minutes and run in a Northerly direction for a distance of 24.57 feet; thence turn an angle to the left of 70 degrees 38 minutes and run in a Northwesterly direction for a distance of 155 feet to the Southwesterly corner of said Lot 3, also being a point on the East right of way line of Dunham Lane; thence turn an angle to the left and run in a Southeasterly direction along the South line of said Lot 3 for a distance of 164.79 feet to the point of beginning, situated in Shelby County, Alabama.

ALSO A PORTION OF LOT 4 BEING FURTHER DESCRIBED AS FOLLOWS: A part of Lot 4, Resurvey of Lots 5, 6 and 7, Dunham Farms, as recorded in Map Book 6, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Beginning at the NE corner of said Lot 4, run in a Northwesterly direction along the Northeast line of said Lot 4 for a distance of 137.10 feet; thence turn an angle to the left of 172 degrees 33 minutes and run in a Southeasterly direction for a distance of 145.79 feet to a point on the East line of said Lot 4; thence turn an angle to the left and run in a Northeasterly direction along said East line of said Lot 4 for a distance of 20.42 feet to the point of beginning; being situated in Shelby County, Alabama.

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