

Form furnished by LAND TITLE COMPANY

This instrument was prepared by
John L. Hartman, III
(Name)
P.O. Box 846, Birmingham, AL 35201-0846
(Address)

Send Tax Notice To:
Mr. Thane Richard Wibbels
(Name)
Mrs. Kathleen Anne Wibbels
1121 Berwick Road, Hoover, AL 35242
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Seven Thousand Six Hundred and No/100----- Dollars
(\$147,600.00)
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sandra H. Hurd, an unmarried woman

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Thane Richard Wibbels and wife, Kathleen Anne Wibbels

(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

Inst # 2000-30335

09/05/2000-30335
08:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 18.50

TO HAVE AND TO HOLD, to 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, I have hereunto set my hand(s) and seal(s), this 31st day of August, ~~19~~ 2000

_____(Seal)

Sandra H. Hurd (Seal)
Sandra H. Hurd

_____(Seal)

_____(Seal)

_____(Seal)

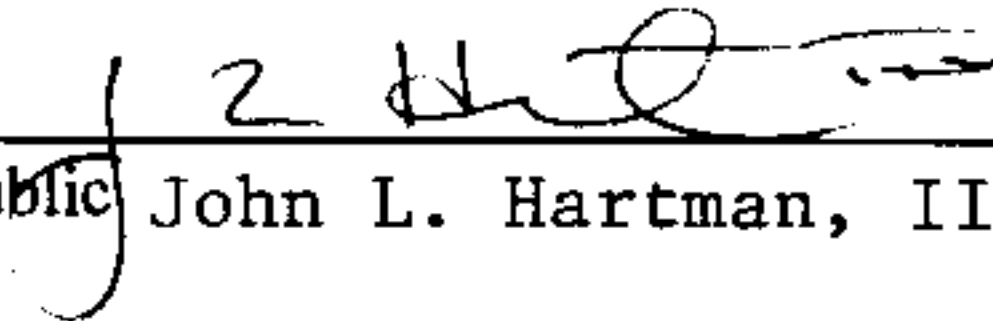
_____(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, John L. Hartman, III, a Notary Public in and for said County in said State, hereby certify that Sandra H. Hurd, an unmarried woman, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of August XX 2000


Notary Public John L. Hartman, III

Return to: _____

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$
Deed tax \$

EXHIBIT "A"

Lot 170-A, according to a Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 141, Page 180, Book 333, Page 201; Book 377, Page 441, and Instrument No. 1992-26820; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 4, Pages 486, 493 and 495; (4) Rights to use Hugh Daniel Drive as set out in Deed Book 301, Page 799; (5) Covenants and agreements for water service in Book 235, Page 574 and amended in Instrument #1993-20840; (6) Reciprocal easement agreement in Book 312, Page 274 and in Book 317, Page 253 and in Instrument #1993-3124; (7) Agreement with Shelby Cable, Inc. in Book 350, Page 545; (8) Building setbacks as set out in covenants in Instrument #1992-4720; (9) Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants in Book 265, Page 96; (9) Greystone Multi-Family Declaration of Covenants, Conditions and Restrictions, as recorded in Real Volume 316, Page 239, as amended by First Amendment recorded in Real Volume 319, Page 238; Second Amendment as recorded in Real Volume 336, Page 281; and Third Amendment being recorded in Real Volume 397, Page 958, and by Instrument No. 1992-4720, and Fourth Amendment being recorded in Instrument #1993-10164 in said Probate Office, and further amended in Instrument #1995-14646 and Instrument #1995-14647; (10) Greystone Ridge Garden Homes and First Addition to Greystone Garden Homes Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #1992-4720, in said Probate Office; (11) Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance; (12) Covenants, conditions and restrictions in Instrument #1992-4720.

Inst # 2000-30335

09/05/2000-30335
08:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 18.50