



20050323000131410 1/2 \$189.00
Shelby Cnty Judge of Probate, AL
03/23/2005 04:00:08PM FILED/CERT

This instrument was prepared by:

SEND TAX NOTICE TO:

Lisa Hudson Dorrough, Esquire
Dominick, Fletcher, Yeilding
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

James K. Etheridge
Tracy Etheridge

GENERAL WARRANTY DEED

STATE OF ALABAMA)

:

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

In consideration of the sum of One Hundred Seventy Five Thousand Dollars (\$175,000.00) to the undersigned **Birmingham Southern College, as Trustee of the Warren Weed and Katherine Weed Charitable Remainder Unitrust dated May 8, 2003** ("Grantor"), in hand paid by **James K. Etheridge and Tracey Etheridge** ("Grantee"), the receipt whereof is acknowledged, Grantor does grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The N ½ of the SW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, together with the right to use that certain nonexclusive easement for ingress and egress as described in Real Record 107, Page 163, in the Probate Office.

Subject to: (1) Taxes for the year 2005 and subsequent years, which are not yet due and payable; (2) Any mining and mineral rights not owned by Grantor, including reservation of mineral and mining rights in the instrument reserved in Deed Book 349, Page 841, together with the appurtenant rights to use the surface; (3) Rights of others in and to the use of non exclusive easements for ingress and egress reserved by grantor in deed recorded in Book 107, Page 163; (4) Covenant to maintain and repair easements as set forth in deed recorded in Book 107, Page 163; (5) Riparian rights, if any, due to the fact that subject property fronts a portion of the Cahaba River; and (6) Covenants, Conditions, and Restrictions as set forth in Real Book 107 Page 163.

TO HAVE AND TO HOLD to the said Grantee, as joint tenants, with right of survivorship, their heirs and assigns, forever.

And Grantor does, solely in its capacity as Trustee do covenant with the said Grantee, their heirs and assigns, that Grantor, as such Trustee, is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor, solely as such Trustee, has a good right to sell and convey the same as aforesaid; that Grantor, its successors and assigns, will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/23/2005
State of Alabama

Deed Tax: \$175.00

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal this 11th day of March, 2005.

GRANTOR:

Birmingham Southern College as Trustee of the Warren Weed and Katherine Weed Charitable Remainder Unitrust dated May 8, 2003

By: Robert Wayne Echols (Seal)
Its: Vice President - Business / Finance

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Wayne Echols, in his/her capacity of Vice President - Business Finance of Birmingham Southern College, as Trustee of the Warren Weed and Katherine Weed Charitable Remainder Unitrust dated May 8, 2003, 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, he, as such officer of Birmingham Southern College in its capacity as Trustee and with full authority, has executed the same voluntarily of the same bears date.

Given under my hand and official seal this 11th day of March, 2005.

Fancy M. Hunter
Notary Public
My Commission Expires:

#183083

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 7, 2006
BONDED THRU NOTARY PUBLIC WRITERS