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20050622000310390 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
06/22/2005 09:32:36AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WILLIAM B. VINSON, JR.  
1956 RIVER WAY DRIVE  
BIRMINGHAM, AL 35244

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THREE HUNDRED TWENTY THOUSAND DOLLARS and 00/100 (\$320,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARK ALEX WOOD, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM B. VINSON, JR. and MEREDITH E. VINSON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 241 ACCORDING TO THE SURVEY OF NINTH ADDITION RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 8 PAGE 46 A AND B IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM RIVERWAY DRIVE AND LAKE FOREST CIRCLE AS SHOWN BY PLAT.
3. DECLARATION OF PROTECTIVE COVENANTS AGREEMENTS EASEMENTS CHARGES AND LIENS FOR RIVERCHASE RECORDED IN MIS. BOOK 14, BEGINNING AT PAGE 536 AS AMENDED IN MISC BOOK 17, BEGINNING AT PAGE 550 AND AMENDED IN DEED B343, PAGE 897; AND NOTICE OF COMPLIANCE CERTIFICATE RECORDED IN MISC BOOK 34, PAGE 549 IN THE PROBATE OFFICE.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN MISC BOOK 41, PAGE 807 AND COVENANTS PERTAINING THERETO RECORDED IN MISC BOOK 41, PAGE 802 IN THE PROBATE OFFICE.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHT PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RIGHTS SET OUT IN DEED 127, PAGE 140 IN THE PROBATE OFFICE.
6. EASEMENT OF IRREGULAR WIDTH ON THE SOUTHEASTERLY CORNER OF SUBJECT PROPERTY AS SHOWN ON SURVEY BY LAURENCE D. WEYGAND DATED 02/01/90.

7. RESTRICTIONS LIMITATIONS CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 8, PAGE 46 IN THE PROBATE OFFICE.

\$288,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARK ALEX WOOD, AN UNMARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of June, 2005.

  
MARK ALEX WOOD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Shelby County, AL 06/22/2005  
State of Alabama

Deed Tax: \$32.00

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK ALEX WOOD, AN UNMARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of June, 2005.

  
Notary Public

My commission expires: 9.29.06

