

This instrument was prepared by:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

SEND TAX NOTICE TO:  
Barry C. Vines and Sandra B. vines  
297 Vineyard Lane  
Birmingham, Alabama 35242

Form 1-1-27 Rev 1-66

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

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20060410000163340 1/2 \$60.00  
Shelby Cnty Judge of Probate, AL  
04/10/2006 08:01:33AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two hundred twenty eight thousand five hundred dollars and no 00/100 (\$228,500.00), paid by **Mortgage in the amount of one hundred eighty two thousand eight hundred dollars and no 00/100 (\$182,800.00)** filed at the same time as this deed, to the undersigned grantor, John R. Holt and Gina Holt, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Barry C. Vines and Sandra B. Vines, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 61, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**Subject To:**

1. Easement(s) as shown by recorded map.
2. Restrictions as shown by recorded map.
3. No further subdivision of lots as restricted by recorded map.
4. Subdivision restrictions as shown on recorded plat in Map Book 29, Page 27 A & B provide for Construction of Single Family Residence only.
5. Mineral and mining rights and rights incident thereto recorded in Instrument 1999-28267, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Volume 196, page 248, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Instrument 2001-50211 and amended by Instrument 2002-295890, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Restrictions regarding Alabama Power Company, recorded in Instrument 2002-18725 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 04/10/2006  
State of Alabama

Deed Tax: \$46.00

*Copy to Settlement*



20060410000163340 2/2 \$60.00  
Shelby Cnty Judge of Probate, AL  
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And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 30<sup>th</sup> day of March, 2006.

\_\_\_\_\_  
Witness

John R. Holt  
John R. Holt

\_\_\_\_\_  
Witness

Gina Holt  
Gina Holt

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John R. Holt and Gina Holt, a married couple, whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 30<sup>th</sup> day of March, 2006.

My Commission Expires  
\_\_\_\_\_

Sandra L. Keij  
Notary Public

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Nov 8, 2006**  
**SHelby COUNTY PUBLIC CLERK/WITNESS**