



20060802000371310 1/2 \$53.50  
Shelby Cnty Judge of Probate, AL  
08/02/2006 10:01:42AM FILED/CERT

NTC0600506

Send tax notice to:

John A. Fletcher  
254 Old Cahaba Trail  
Helena, Alabama 35080

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY Shelby

Shelby County, AL 08/02/2006  
State of Alabama

Deed Tax: \$39.50

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Seven Thousand and 00/100 Dollars (\$197,000.00) in hand paid to the undersigned Rynthia W. Vines, an unmarried woman (hereinafter referred to as "Grantors") by John A. Fletcher and Pamela A. Fletcher (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 129, according to the Survey of Old Cahaba Winter Crest Sector, Phase Two, as recorded in Map Book 27, page 1, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$157,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Rynthia W. Vines hereunto set their signature(s) and seal(s) on July 21, 2006.

Rynthia W. Vines  
Rynthia W. Vines

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rynthia W. Vines, an unmarried woman, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 2006.

Mary Pamela Short  
Notary Public  
Print Name:  
Commission Expires: 9-16-06

(NOTARIAL SEAL)

