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Shelby Cnty Judge of Probate, AL
09/11/2006 11:14:55AM FILED/CERT

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Shelby County, AL 09/11/2006
State of Alabama

SEND TAX NOTICE TO:
Jerry H. Eck and Debra L. Eck
131 Sydney Lane
Chelsea, Alabama 35043

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Deed Tax: \$281.50

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **Two Hundred Eighty One Thousand One Hundred Sixty and No/100 Dollars (\$281,160.00)**
To the undersigned grantor, **Vines Construction, Inc.** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Jerry H. Eck and wife, Debra L. Eck** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to wit:

LOT 11, ACCORDING TO THE SURVEY OF SYDNEY'S PLACE AS RECORDED IN MAP BOOK 33, PAGE 74 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until 1 October, 2006.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. 25' building line from Sydney Lane as shown on recorded Map Book 33, Page 74.
5. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 127, Page 433 and Deed Book 165, Page 115 in the Probate Office of Shelby County, Alabama.
6. Rights of Way to Shelby County as recorded in Deed Book 180, Page 534; Deed Book 180, Page 536 and Deed Book 229, Page 495.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 33, Page 74.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this September 5, 2006.

Vines Construction, Inc., By: Del Vines, President

By: Del Vines
Del Vines

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Del Vines, whose name as President, of Vines Construction, Inc.**, a corporation, 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, (she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this September 05, 2006.

Notary Public

My commission expires: 12-31-07

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Closers' Choice

[Faint stamp or signature]