15D856

20061018000514470 1/2 $25.50
Shelby Cnty Judge of Probate,AL
10/18/2006 08:27:59AM FILED/CERT

Shelby County, AL 10/18/2006
State of Alabama

Deed Tax:$11.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ADAM WEIGER
2512 MARCAL ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS 00/100 ($225,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ROBERT L. JENNINGS, JR. and DONNA M. JENNINGS, HUSBAND AND WIFE,** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ADAM WEIGER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West; thence run North along the West line of same a distance of 732.14 feet; thence turn right 55 degrees 52 minutes and run Northeasterly a distance of 654.38 feet; thence turn 113 degrees 06 minutes and run Southeasterly a distance of 353.86 feet to the point of beginning of the property described herein; thence continue along the last described course a measured distance of 260.65 feet (Deed 260.53) to the Northerly right of way line of Marcal Road (said right of way being on a curve to the right having a radius of 158.53 feet and an interior angle of 11 degrees 04 minutes) thence turn right 82 degrees 22 minutes 43 seconds to tangent of said curve and run southwesterly along said right of way an arc distance of 30.62 feet to the point of tangent; thence continue Southwesterly along said right of way and along said tangent a distance of 69.41 feet; thence turn right 86 degrees 33 minutes 17 seconds and run Northwesterly a distance of 200.00 feet; thence turn right 60 degrees 01 minutes 12 seconds and run northeasterly a distance of 115.26 feet to the point of beginning. Situated in Shelby County, Alabama.

Except part described in deed to Calvin C. Martin and Mary Jo Martin in Book 338, Page 967.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 129, PAGE 564 AND BOOK 179, PAGE 367.**
3. **COAL, OIL, GAS AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.**

$180,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$33,750.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

20061018000514470 2/2 $25.50
Shelby Cnty Judge of Probate, AL
10/18/2006 08:27:59AM FILED/CERT

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, **ROBERT L. JENNINGS, JR. and DONNA M. JENNINGS,** have hereunto set his, her or their signature(s) and seal(s), this the 12th day of October, 2006.

Robert L. Jennings, Jr. by and through his attorney in fact, Donna M. Jennings

ROBERT L. JENNINGS, JR.
By and through her attorney infact,
Donna M. Jennings

Donna M. Jennings

DONNA M. JENNINGS

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify **DONNA M. JENNINGS**, 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 12th day of October, 2006.

Notary Public

My commission expires: 9.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF SHELBY)
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DONNA M. JENNINGS whose name(s) as attorney in fact for ROBERT L. JENNINGS, JR., 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, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 12TH day of OCTOBER, 2006.

Notary Public
My commission expires: 9.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE