20061222000623870 1/1 $21.00
Shelby Cnty Judge of Probate, AL
12/22/2006 09:52:20AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Debra J. Kaufman and Daniel Scott Kaufman
208 Hickory Hills Drive
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred fifty five thousand and no/100 ($155,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Larry A. Vines and Susan Vines, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Debra J. Kaufman and Daniel Scott Kaufman** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 8, Hickory Hills Subdivision, as recorded in Map Book 5, Page 103 and the following parcel being part of Lot 1, Hickory Hills Subdivision, as recorded in Map Book 5, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Lot 8, of said subdivision; run thence in a southeasterly direction along the northwesterly lot line of Lot 8 for a distance of 195.26 feet to a point of Hickory Hills Drive; thence run in a northeasterly direction along the northwesterly right of way line of Hickory Hills Drive for a distance of 25.07 feet; thence run in a Northwesterly direction for a distance of 195.24 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

$145,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of December, 2006.

Larry A. Vines
Larry A. Vines

Susan Vines
Susan Vines

Shelby County, AL 12/22/2006
State of Alabama

Deed Tax:$10.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Larry A. Vines and Susan Vines, husband and wife**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2006.

Stephanie Jones
Notary Public
My Commission Expires:02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009