


**WARRANTY DEED**

  
20070605000260270 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
06/05/2007 09:55:44AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

]  
]

That in consideration of One Hundred Fifty Two Thousand and no/100s Dollars [\$152,000.00] and other good and valuable consideration to the undersigned Grantors, B.H. Nunnelley, by and through Henry W. Nunnelley, his attorney in fact and Mary Louise Nunnelley, by through Henry W. Nunnelley, her attorney in fact, husband and wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Jason S Hinton and Gretchen M Hinton, husband and wife, (herein referred to as Grantees) the following described real estate in fee simple as joint tenants with rights of survivorship, situated in Jefferson County, Alabama, to wit:

7717 Wyndham Circle, Helena AL 35080

Lot 41, according to the Amended Map of Wyndham Bedford Sector, as recorded in Map Book 23, page 10 in the Probate Office of Shelby County, Alabama.

Parcel ID#: 13-5-22-3-002-040.000-RR

Subject to all general and special taxes for the current year and subsequent years, title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto recorded in Deed Book 324, Page 362, easement to the Town of Helena recorded in Deed Book 305, pages 400, 394, 396, 398, and 402, easement to Plantation Pipeline Company as recorded in Deed Book 258, page 49, Deed Book 113, page 61, Deed Book 180, page 192, Deed Book 258, page 47, Deed Book 258, page and Deed Book 180, page 192, easement to public for driving as shown by instrument recorded in deed book 311, page 153, irrevocable right of ingress and egress as recorded in Real 192, page 743 along with subordination and estoppel agreements recorded in real 250, page 892, real 250, page 894 and real 251, page 602, easement to Southern Natural Gas as recorded in Deed Book 88, page 551, Deed Book 146, page 301, Deed Book 147, page 579 and Deed book 213, page 155, Easement to Alabama Power as recorded in Real 142, page 221, Real 183, page 230, real 230, page 774 and Real 1, page 332, terms and conditions recorded in instrument 1997-0094 and instrument 1997-12927 and sink hole exception in restrictions recorded in instrument 1997-24873 in the Probate Office of Shelby County, Alabama.

Subject to 1<sup>st</sup> mortgage in the amount of \$One Hundred Twenty One Thousand Six Hundred and no/100s dollars [\$121,600.00].

Subject to 2<sup>nd</sup> mortgage in the amount of \$Eleven Thousand and no/100s dollars [\$11,000.00].

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.



AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS 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 GRANTORS, B.H. Nunnelley by and through his attorney in fact, Henry W Nunnelley and Mary Louise Nunnelley, by and through her attorney in fact, Henry W Nunnelley, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 31 day of May, 2007.

*B.H. Nunnelley*

*Mary L. Nunnelley*

*By Henry W. Nunnelley His Attorney in fact*

GRANTOR, B.H. Nunnelley

By his attorney in fact, Henry W Nunnelley

*By Mary L. Nunnelley, Her Attorney in fact*

GRANTOR, Mary Louise Nunnelley

by her attorney in fact, Henry W Nunnelley

STATE of ALABAMA  
COUNTY of Jefferson

Shelby County, AL 06/05/2007  
State of Alabama

Deed Tax: \$19.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that B.H. Nunnelley, by and through Henry W. Nunnelley, his attorney in fact and Mary Louise Nunnelley, by through Henry W. Nunnelley, her attorney in fact, husband and wife, whose names 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 the conveyance, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of May, 2007.

*Sherry H Thomas*  
NOTARY PUBLIC *Sherry H Thomas*  
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:  
Law Office of Sherry H Thomas, LLC  
Chase Commerce Park, Suite 109  
3821 Lorna Road  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
Mr. & Mrs. Jason S Hinton  
7717 Wyndham Circle  
Helena AL 35080

