

This instrument was prepared by
A. Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:

James W. Vines
47 Ridgeway Lane
Helena, AL 35080

File #0108-13

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

23,025

Shelby County, AL 02/19/2008
State of Alabama

Deed Tax: \$23.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty-Five Thousand Five Hundred Twenty-Five and 00/100 (\$255525) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Wright Homes Inc., a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James W. Vines and Elizabeth N. Vines** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama** to-wit:

See Legal attached in Exhibit "A"

Not the homestead of the grantor.

SUBJECT TO:

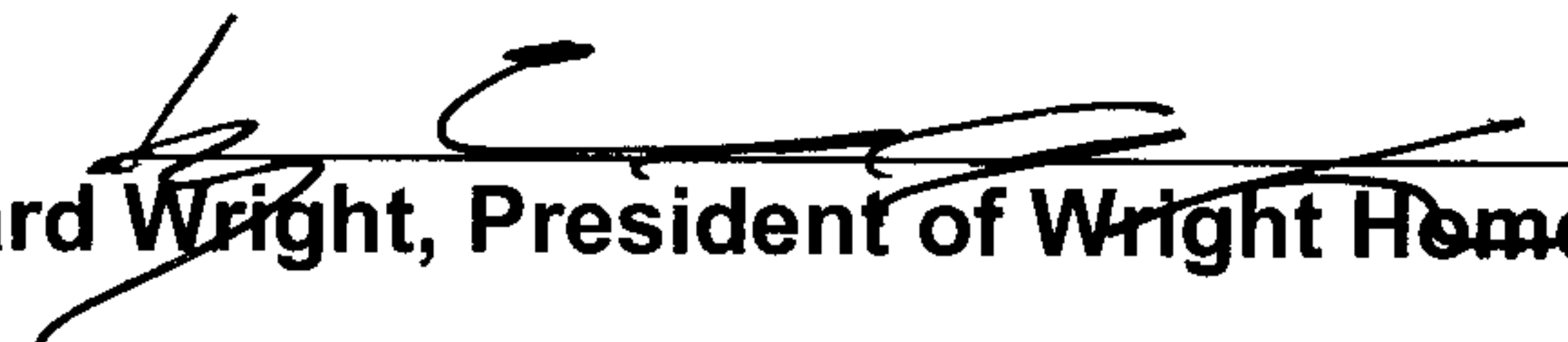
1. Taxes for the year beginning October 1, 2007, which constitutes a lien, but are not yet due and payable until December 31, 2008.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.

\$232,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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, the said GRANTOR, by **Richard Wright, President of Wright Homes Inc.**, a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the **24th** day of **January, 2008**.

 (SEAL)
Richard Wright, President of Wright Homes Inc.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Wright, President of Wright Homes 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2008.



Notary Public

My commission expires 11/24/2011

EXHIBIT A

Commencing at the NE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence turn South 00 degrees 31 minutes, 51 seconds West and run along the East line of said 1/4 - 1/4 section for a distance of 292.99 feet; thence turn North 89 degrees 52 minutes 34 seconds West and run a distance of 184.88 feet to the Point of Beginning; thence continue North 89 degrees 52 minutes 34 seconds West and run a distance of 186.60 feet; thence turn South 00 degrees 19 minutes 57 seconds West and run a distance of 351.71 feet; thence turn South 89 degrees 29 minutes 47 seconds East and run a distance of 185.38 feet; thence turn North 00 degrees 31 minutes 51 seconds East and run a distance of 352.95 feet to the point of beginning.

ALSO a 30 foot wide easement for ingress, egress and utilities described as follows:

Commencing at the NE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence turn South 00 degrees 31 minutes, 51 seconds West and run along the East line of said 1/4 - 1/4 section for a distance of 292.99 feet; thence turn North 89 degrees 52 minutes 34 seconds West and run a distance of 184.88 feet; thence turn South 00 degrees 31 minutes 51 seconds West and run a distance of 367.95 feet to the Point of Beginning of a 30 foot wide easement lying 15 feet on each side of the following described line; thence turn North 89 degrees 29 minutes 47 seconds West and run a distance of 434.13 feet to the Easterly right of way of Ridgemont Drive and the end of said easement.