



20080407000139810 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
04/07/2008 01:59:20PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Kimberly B. Austin and Michael E. Street
7804 Wellwood Circle
Helena, Alabama 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$ 151,500.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, WE, JENNINGS PROPERTIES & INVESTMENTS, LLC (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto KIMBERLY B. AUSTIN, **AN UNMARRIED WOMAN** AND MICHAEL E. STREET, **AN UNMARRIED MAN**, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, (herein referred to as Grantees) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 102, according to the Survey of Wyndham Wellington Sector, Phase II, as recorded in Map Book 23, Page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2008, and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Any prior reservation or conveyance, together with release of damages or minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, one and under subject property.
8. Building line(s) as shown by recorded map.
9. Easement(s) as shown by recorded map.
10. Restrictions or Covenants recorded in Instrument #1997/39333, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
11. Easement to the Town of Helena, recorded in Deed Book 305, Page 400, Deed Book 305, Page 394, Deed Book 305, Page 396, Deed Book 305, Page 398 and Deed Book 305, Page 402, in the Probate Office of Shelby County, Alabama.
12. Easement to Plantation Pipeline Company, 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 49 and Deed Book 180, Page 192, in the Probate Office of Shelby County, Alabama.
13. Easement recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.
14. Rights or ingress and egress as recorded in Real 192, Page 743, Real 250, Page 892, Real 250, Page 894 and Real 251, Page 602 in the Probate Office of Shelby County, Alabama.
15. Mineral and mining rights and rights incident thereto recorded in Deed Book 324, Page 362, in the Probate Office of Shelby County, Alabama.
16. Easement to Southern Natural Gas, recorded in Deed Book 88, Page 551, Deed Book 146, Page 301, Deed Book 147, Page 579 and Deed Book 213, Page 155, in the Probate Office of Shelby County, Alabama.
17. Easement for Alabama Power Company recorded in Real 142, Page 221, Real 183, Page 230, Real 230, Page 774 and Real 1, Page 332, in the Probate Office of Shelby County, Alabama.
18. Right of way to Shelby County, recorded in Volume 154, Page 384, in the Probate Office of Shelby County, Alabama.
19. Terms and conditions of that certain agreement re: Covenants and Agreements for consulting fees as shown by instruments recorded in Instrument 1997-94 and Instrument 1997-27775 in the Probate Office of Shelby County, Alabama.
20. Sink hole exception as shown by instrument recorded in 1997/39333 in the Probate Office of Shelby County, Alabama.

21. All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidence by foreclosure deed recorded in Instrument 20080215000063830, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 01/29/2009, one (1) year from the date of foreclosure.

\$ 146,955.00 of the herein above stated consideration was paid from a purchase money mortgage of even date simultaneously filed herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs devisees, executor and or assigns, that it 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 GRANTEE, his, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, **Ashley Jennings** who is authorized to execute this conveyance, has hereto set its signature and seal this the 31st day of March, 2008.

GRANTOR, **JENNINGS PROPERTIES & INVESTMENTS, LLC**

BY: Ashley Jennings, member
Ashley Jennings
Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Ashley Jennings, whose name as **Managing Member of Jennings Properties & Investments, LLC**, 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 for and as the act of said corporation.

Given under my hand and official seal this 1st day of April, 2008.

Festo D. Kelly
NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: **Aug 13, 2009**
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 04/07/2008
State of Alabama
Deed Tax: \$4.50