

400701

This instrument was prepared by


SEND TAX NOTICE TO:

PAULE ESCO, ESQ.  
547 SOUTH LAWRENCE STREET  
MONTGOMERY, AL 36104

JULIA CHAMBLEE  
297 VINEYARD LANE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20080618000248940 1/1 \$45.50  
Shelby Cnty Judge of Probate, AL  
06/18/2008 01:32:42PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100'S (\$230,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, BARRY C. VINES AND SANDRA B. VINES, Husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, JULIA CHAMBLEE (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

**LOT 61, ACCORDING TO THE SURVEY OF VILLAS BELVEDERE, AS RECORDED IN MAP BOOK 29, PAGE 27 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$195,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

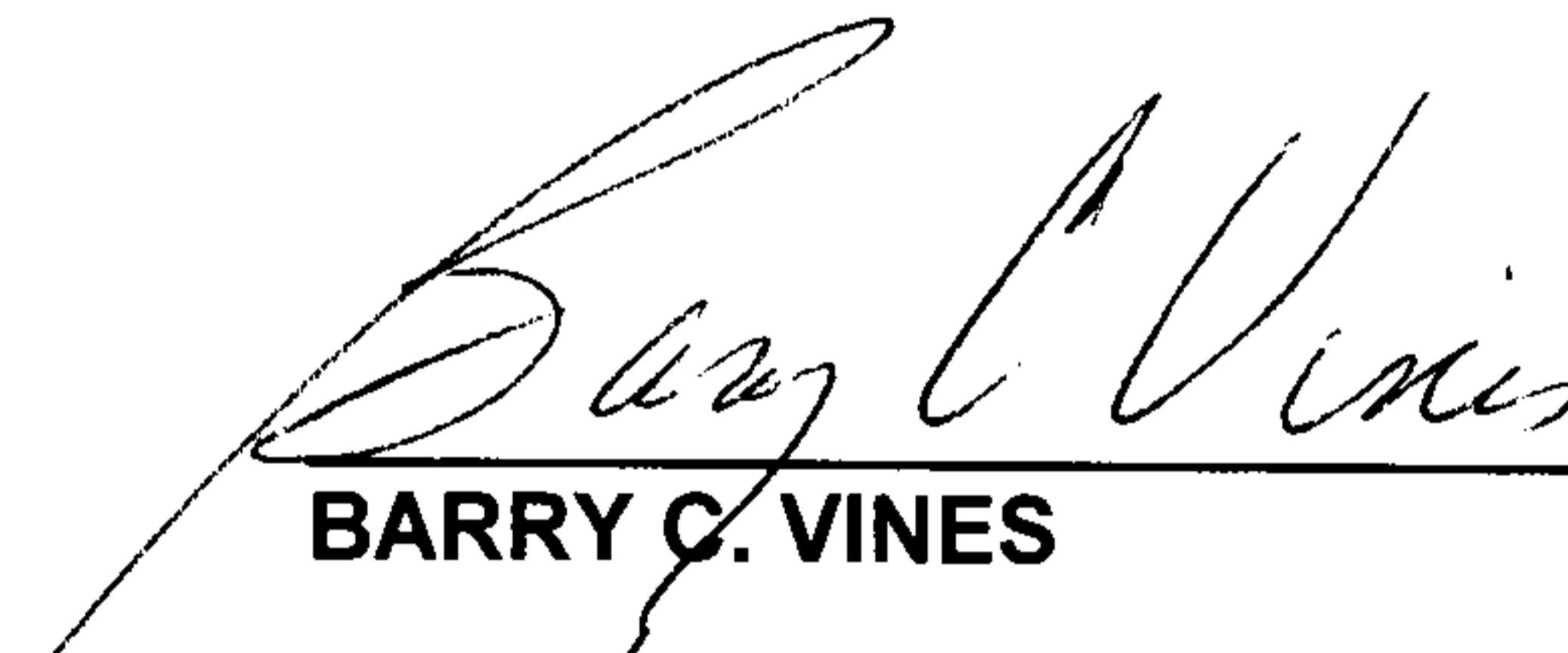

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 297 Vineyard Lane, Birmingham, AL 35242 Shelby County, Alabama

**The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.**

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, We, BARRY C. VINES AND SANDRA B. VINES, have hereunto set my (our) hand(s) and seal(s) this 9th day of JUNE, 2008.

 (SEAL)  
BARRY C. VINES  
 (SEAL)  
SANDRA B. VINES

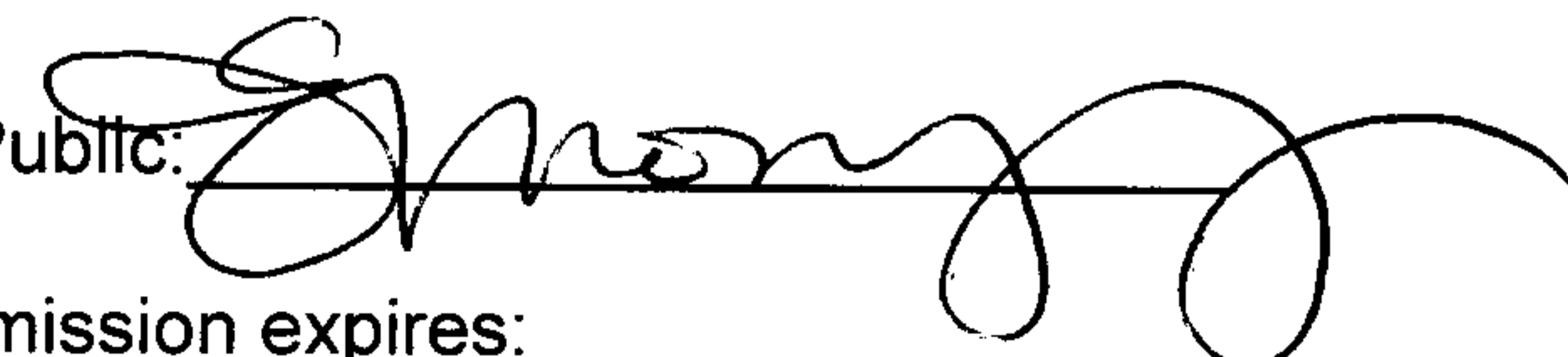
STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that BARRY C. VINES AND SANDRA B. VINES 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, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of JUNE, 2008.

Shelby County, AL 06/18/2008  
State of Alabama

Deed Tax: \$34.50

Notary Public: 

My commission expires: \_\_\_\_\_

