

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Daniel B. Chapin
1229 Navajo Trl
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Twelve Thousand and No/00 Dollars----- (\$112,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William Larry Kines, a married man, James Edward Kines, an unmarried man and Sharon Kines Joiner, a married woman, the Heirs at Law of Faye Rosamond Kines (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Daniel Chapin, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to "Navajo Hills" Third Sector, as shown by map recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama, the same being situated in the SE ¼ of SE ¼, Section 27, Township 20 South, Range 3 West, Shelby County, Alabama.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$110,511.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

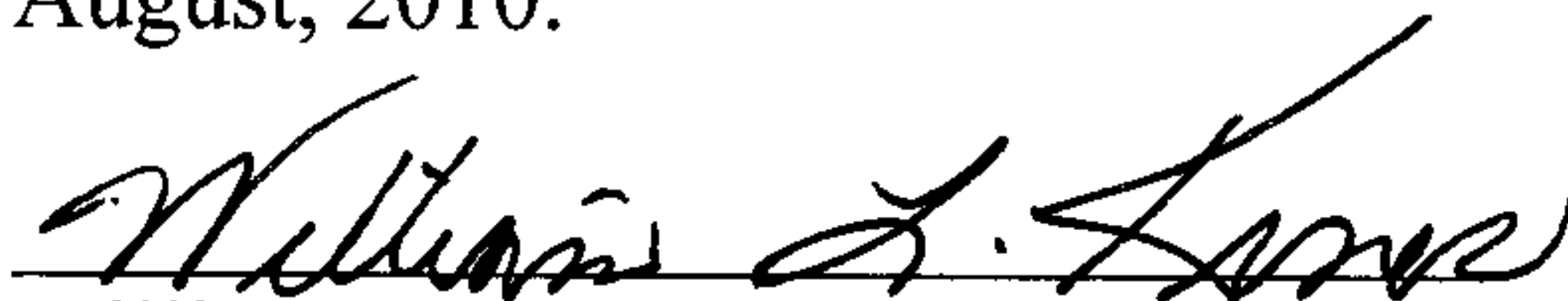
William E. Kines, the other grantee in deed recorded in Deed Book 287, Page 874, in the office of the Judge of Probate of Shelby County, Alabama, having died on January 9, 2009.

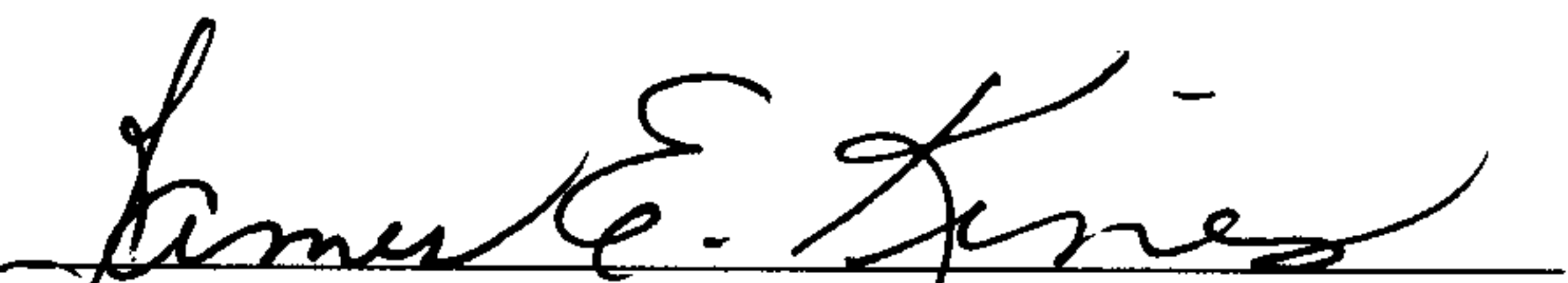
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES.

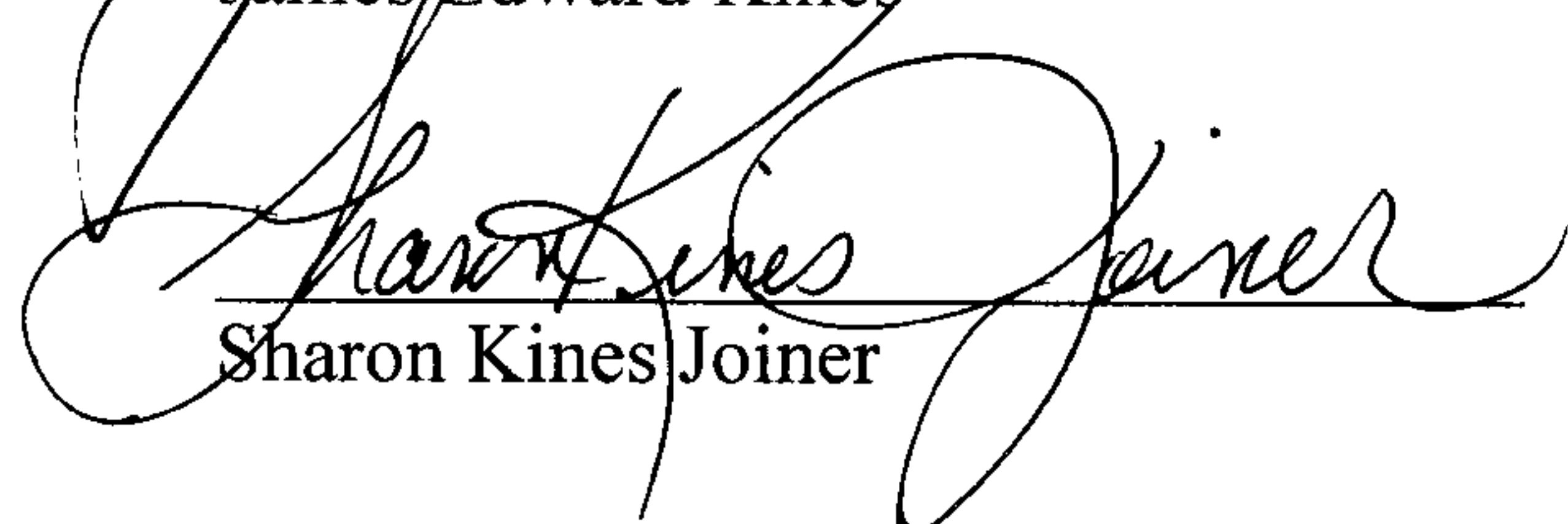
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of August, 2010.


William Larry Kines


James Edward Kines


Sharon Kines Joiner

Deed Tax : \$1.50

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared **William Larry Kines**, whose name 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 executed the same voluntarily on the day the same bears date.

(SEE ATTACHED FOR ADDITIONAL NOTARY ACKNOWLEDGMENT)



20100823000269550 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
08/23/2010 12:22:51 PM FILED/CERT



Given under my hand and official seal this 20th day of August, 2010.

William R. Jentz
Notary Public

My Commission Expires: 9/12/11

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify James Edward Kines, whose name 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 executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 20th day of August, 2010.

William R. Jentz
Notary Public

My Commission Expires: 9/12/11

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Sharon Kines Joiner, whose name 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 she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 20th day of August, 2010.

William R. Jentz
Notary Public

My Commission Expires: 9/12/11