


This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
James I. Vines
Jennifer T. Vines
147 Big Oak Drive
Maylene, Alabama 35114

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20110614000175230 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/14/2011 01:47:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty Five Thousand dollars and Zero cents (\$235,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, John A. Morlan, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James I. Vines and Jennifer T. Vines as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Commence at the Southwest corner of the SW ¼ of the Southwest ¼ of Section 15, Township 21 South, Range 3 West and run N 01 degrees 48 minutes 52 seconds West along the West line of said section 15 for 1,007.24 feet to the point of beginning; thence continue along last described course for 244.38 feet; thence run North 85 degrees 50 minutes 36 seconds East for 585.64 feet to a point on the West right-of-way line of Big Oak Drive; thence run South 05 degrees 30 minutes 44 seconds East along said right-of-way line for 240.15 feet; thence run South 85 degrees 26 minutes 51 seconds West for 604.33 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$240,640.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


FILE NO: 20110870



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IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on ^{27th}~~31st~~ day of May, 2011.



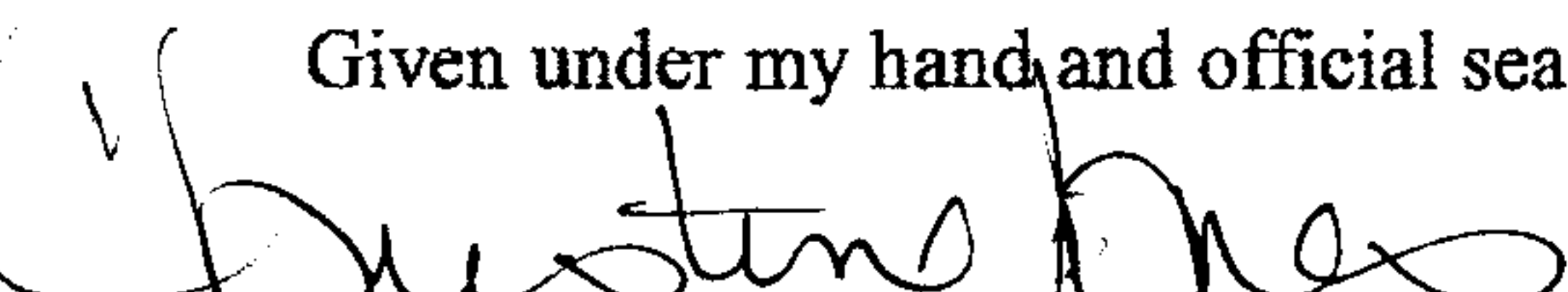
John A. Morlan


John A. Morlan

Missouri
STATE OF ALABAMA)
JEFFERSON COUNTY)
CASS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John A. Morlan** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on ^{27th}~~31st~~ day of May, 2011.



Notary Public
Commission Expires:

CHRISTINE JONES
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires: Aug 28, 2011
Commission # 07386126