

Send Tax Notice To:

Eli T. Stevens
c/o Lloyd's Restaurant
5301 Highway 280
Birmingham, Alabama 35216

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 30th day of November, 1987 by THOMAS B. SELLERS and wife, LANEIL KREIDER SELLERS (hereinafter referred to as "Grantors") to ELI T. STEVENS, a married man (hereinafter referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and NO/100 Dollars (\$12,000.00) paid to the Grantors by Grantee, and the execution of a Purchase Money Mortgage in the amount of One Hundred Thirteen Thousand and NO/100 Dollars (\$113,000.00), receipt of which is acknowledged by Grantors, the said Grantors do by these presents grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama:

Begin at the Northwest corner of the NE1/4 of the SE1/4 of Section 31, Township 18, Range 1 West, and run North 88 deg. 20 min. East 532 feet for a point of beginning of the lot herein conveyed; from said point of beginning, run thence North 88 deg. 20 min. East 266 feet; thence South 2 deg. 45 min. East 323 feet; thence South 87 deg. 15 min. West 266 feet; thence North 2 deg. 45 min. East 323 feet to the point of beginning, and being a part of the NE1/4 of the SE1/4 of Section 31, Township 18, Range 1 West, Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to taxes due in year 1988, a lien but not yet due and payable.

TO HAVE AND TO HOLD, to the said Grantee, his successors and assigns, forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, his successors and assigns; that they are lawfully seized in fee simple of said premises; that said premises are free from all liens and encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors caused this Warranty Deed to be executed on this 30th day of November, 1987.

Thomas B. Sellers
THOMAS B. SELLERS

Laneil Kreider Sellers
LANEIL KREIDER SELLERS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THOMAS B. SELLERS and wife, LANEIL KREIDER SELLERS, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 1987.

Patricia C. Stanley
Notary Public
My Commission Expires: 3/26/90

THIS INSTRUMENT PREPARED BY

Chervis Isom

1100 Financial Center

Birmingham, Alabama 35203 ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

8664D

1987 DEC -1 PM 1:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 12.00
2. Mtg. Tax 5.00
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 19.00