

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

Send tax notice to:

Brian L. Bailey
244 Indian Crest Drive
Pelham, AL 35124

2295

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY TWO THOUSAND EIGHT HUNDRED & NO/100— (\$192,800.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Richard Compans and wife, Marian Compans (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brian L. Bailey (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of First Addition to Indian Crest Estates as recorded in Map Book 12 page 54 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of May, 1991.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -4 10 9: 16

Thomas H. Drummond, Jr.
JUDGE OF PROBATE

Richard Compans (SEAL)
Richard Compans

Marian Compans (SEAL)
Marian Compans

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Compans and wife, Marian Compans 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 29th day of May A.D., 1991

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

1. Dead Tax ———— 193.00
2. Ad. Tax ————
3. Recording Fee ———— 2.50
4. Notary Fee ———— 5.00
5. Notary Fee ————
6. Notary Fee ———— 1.00
Total ———— 199.50

BOOK 345 PAGE 709