

This instrument was prepared by
(Name) Robert O. Driggers, Attorney
(Address) 2820 Columbiana Road, Suite 210
Birmingham, AL 35216

Send Tax Notice To: DEBRA J. McCOMBS
name
3207 Glasgow Lane
address
Birmingham, AL 35242

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand _____ DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, K
XX we, JAMES O. LUNCEFORD and wife, TOMMYE D. LUNCEFORD

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DEBRA J. McCOMBS

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 5-A, according to the Resurvey of Lots 5, 6, and 7, First Addition to Kerry Downs, as recorded in Map Book 8, page 31, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

- 1. Taxes for the year 1992 and thereafter.
- 2. ~~Easements, rights of way, restrictions and limitations of record, if any in said Probate Office.~~

\$200,000.00 of the consideration recited above was paid by the execution of a purchase money mortgage simultaneously herewith.

This conveyance is subject to the following:

- 1. Restrictions appearing of record in Misc. 25, page 705, in the Probate Office of Shelby County, Alabama.
- 2. Agreement with Alabama Power Company recorded in Misc. 26, page 535, in the Probate office of Shelby County, Alabama.
- 3. Restrictions regarding Alabama Power Company recorded in Misc. 26, page 534, in the Probate office of Shelby County, Alabama
- 4. Amendment to By-Laws as recorded in Real 43, page 371 in the Probate office of Shelby County, Alabama.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 2nd day of June, 19 92.

Inst # 1992-10329
06/05/1992-10329
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
23.101
001 MCD

(Seal)
James O. Lunceford
JAMES O. LUNCEFORD
(Seal)
Tommye D. Lunceford
TOMMYE D. LUNCEFORD
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES O. LUNCEFORD and wife, TOMMYE D. LUNCEFORD 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 2nd day of June, A. D., 1992.

- 5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 313, page 794, in the Probate office of Shelby County, Alabama.

Robert Driggers
Notary Public
MY COMMISSION EXPIRES 5/11/94