

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
John D. Lambert
5531 OVERTON RD
BIRMINGHAM, AL
35210

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Seventy-Five Thousand and 00/100'S *** (\$75,000.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Don E. Daniels and wife, Avis W. Daniels** (herein referred to as grantors) do grant, bargain, sell and convey unto **John D. Lambert** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:


Lots 34 and 35, according to the survey of Camp Branch Estates, Second Addition, as recorded in Map Book 11, page 104 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Riparian rights in and to the Lake.
3. Restrictions as recorded in Real Volume 169, page 223.
4. Easement to South Central Bell Telephone Co. as recorded in Deed Book 342 page 959.
5. Easement to Ala. Power Co. as recorded in Deed Book 351 page 25.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of March, 1993.

 (Seal)
Don E. Daniels

 (Seal)
Avis W. Daniels

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don E. Daniels, and wife Avis W. Daniels, 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 5th day of March, 1993.


Notary Public
Affix Seal

Inst # 1993-06622

03/09/1993-06622
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 81.50