

This instrument was prepared by:

(Name) Stephen H. Lee  
(Address) 680 Fulton Springs Rd.  
Alabaster, Al. 35007

Send Tax Notice to:

(Name) Denman Builders, Inc.  
(Address) 2162 Hwy. 31, So.  
Prichard, Al. 35124

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND NINE HUNDRED AND NO/100(\$13,900.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we.

Stephen H. Lee, a married man

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

Denman Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Park Place, second addition, as recorded in map book 17 Page 16, in the probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

THE PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATIONS AS TO TITLE.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

Inst # 1994-07554

03/08/1994-07554  
02:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of February, 19 94

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Stephen H. Lee (Seal)  
Stephen H. Lee  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, Stephen H. Lee  
in said State, hereby certify that

a Notary Public in and for said County.

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of February, 19 94

4/27/97  
My Commission Expires:

Dwanda H. Clayton  
Notary Public

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