

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

Send Tax Notice to:
Linda Carolyn Hall
1609 King James Drive
Alabaster, Al

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Ninety-Two Thousand and 00/100 Dollars (\$92,000.00) to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Stacie D. Lynn, unmarried (herein referred to as grantors) do grant, bargain, sell and convey unto Linda Carolyn Hall (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, in Block 1, according to the Survey of Royal Place, as recorded in Map Book 17, page 143, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easements or claims of easements not shown by the public records.
3. 7.5 foot easement along the North lot line of said parcel for Public Utilities, sanitary sewers, storm sewers, storm ditches, as shown on recorded Map.
4. 20 foot building restriction line from King James Drive as shown on recorded Map.
5. Easement and right of way granted Alabama Power Company and South Central Bell Telephone Company recorded under Instrument Number 1994-29751.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded under Instrument Number 1994-25805.
7. Right of Way granted Alabama Power Company recorded in Volume 55, page 454.

\$ 93850.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 16th day of January, 1997.


Stacie D. Lynn (Seal)

STATE OF NEW HAMPSHIRE
Rockingham COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stacie D. Lynn, unmarried, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 1997.


Notary Public
Affix Seal
My commission expires:

CANDRA LEE HICKERSON, Justice of the Peace
My Commission Expires February 12, 1997

Inst # 1997-04815

02/13/1997-04815
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 9.30

Inst # 1997-04815