

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES N. LOMBARD
5050 WAGON TRACE
BIRMINGHAM, AL 35242

Inst # 2000-26081

08/03/2000-26081
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 46.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND and 00/100 (\$164,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GREGORY L. WOLFE and MARCIA J. WOLFE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES N. LOMBARD, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 2, AS RECORDED IN MAP BOOK 7, PAGE 113 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING SETBACK LINE(S) AND EASEMENT(S) AS SHOWN ON RECORDED PLAT OF SUBDIVISION.
3. RESTRICTIVE COVENANTS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION.
4. RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT RECORDED IN MISC. VOLUME 28, PAGE 859 AND IN VOLUME 29, PAGE 15.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN VOLUME 29, 16.
6. EASEMENT GRANTED SOUTHERN BELL TELEPHONE & TELEGRAPH CO. BY INSTRUMENT RECORDED IN VOLUME 320, PAGE 881.

\$129,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GREGORY L. WOLFE and MARCIA J. WOLFE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2000.


GREGORY L. WOLFE


MARCIA J. WOLFE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREGORY L. WOLFE, MARCIA J. WOLFE whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 2000.


Notary Public

My commission expires: 2/11/02

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