

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWENTY THREE THOUSAND DOLLARS & 00/100 (\$23,000.00) an assumption of the mortgage recorded in Real Volume 384, Page 95 in the Probate Office of Shelby County, Alabama, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, I (we) ERNEST C. LEE and CANDACE S. LEE (herein referred to as grantors), grant, bargain, sell and convey unto THOMAS E. SKINNER, JR. (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 3, Block 1, according to the Map and Survey of Indian Valley, 4th Sector, as recorded in Map Book 5, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record, and mortgage recorded in Real Volume 384, Page 95 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee his heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that I (we) am (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 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 this 22 day of February, 1984.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT FILED

1984 MAR 12 AM 11:21

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERNEST C. LEE and CANDACE S. LEE whose names are 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, executed the same voluntarily on the day the same bears date.

GIVEN under my (our) hand(s) and official seal this the 22 day of February, 1984.

My commission expires:  
8-27-86

Notary Public

This instrument was prepared by:  
J. Dan Taylor/Smyer, White,  
Taylor, Evans & Putt  
2025 Fourth Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Thomas E. Skinner, Jr.  
4924 Monona Circle  
Birmingham, Alabama 35244

BOOK 353 PAGE 907