

This instrument was prepared by
(Name) Pamela J. Huggins
(Address) P. O. Box 2563, Birmingham, AL 35202

Send Tax Notice To: Mr. & Mrs. Kevin R. Stump
name P. O. Box 2563
address Birmingham, Alabama 35202

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

that in consideration of \$49,500.00 dollars and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Kevin R. Stump, Sr. and Jane T. Stump, wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Leo James Builders Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 26-A, according to a resurvey of Lots 21, 22, 23, 24, 25, 26, and 27,
Heatherwood, Second Sector as recorded in Map Book 9, Page 26 in the Office
of the Judge of Probate of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Building setback line of 35 feet reserved from Oakmont Road as shown by plat.

Public utility easements as shown by recorded plat, including easements of
10 feet on the West and 5 feet on the North and South sides of lot.

Restrictions, covenants, and conditions as set out in instrument recorded in
Misc. Book 37, Page 537 in the Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in
Deed Book 318, Page 16 and Deed Book 337, Page 267 in the Probate Office.

Agreement with Alabama Power Company as to underground cable recorded in
Misc. Book 39, Page 981 and covenants pertaining thereto recorded in
Misc. Book 39, Page 980 in the Probate Office.

\$49,500.00 of the proceeds of this loan have been applied on the purchase price of
the property described herein, conveyed to Mortgagor simultaneously herewith.

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 the said GRANTEES,
their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~XXX~~ (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, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 15th
day of June, 19 87.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 OCT -1 AM 11:01

1. Deed Tax \$
(Seal)
2. Mig. Tax
(Seal)
3. Recording Fee 2.50
(Seal)
4. Indexing Fee 1.00
(Seal)
TOTAL 3.50

Thomas A. Lawrence
JUDGE OF PROBATE

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kevin R. Stump, Sr. and Jane T. Stump
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 15th day of June, A. D., 19 87.

Kevin R. Stump, Sr. (Seal)
Jane T. Stump (Seal)

General Acknowledgment

Carol A. Hick
Notary Public
MY COMMISSION EXPIRES APRIL 3, 1991

First Alert Bank
P.O. 10247