

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

526
WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED & 00/100---- (\$105,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Michael G. McGee and wife, Bridget F. McGee (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Walter Earls, a unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Riverchase West-Dividing Ridge, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6 Page 108, Less and except the following described parcel: Beginning at the Western most corner of said Lot 29, run in a Northeasterly direction along the Northwest line of said lot 29, for a distance of 119.50 feet to the Northern most corner of said Lot 29; thence turn an angle to the right of 148 deg. 23 min. 23 sec. and run in a Southwesterly direction for a distance of 93.37 feet more or less, to a point on the curved Northeast right of way line of Bailey Court; thence turn an angle to the right and run along said curved Northeast right of way line for a distance of 66.50 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$105,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2113 Bailey Brook Court, Birmingham, Alabama 35244

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, we have hereunto set our hands and seals, this 8th day of January, 1988.

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

88 JAN 11 AM 9:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Michael G. McGee (SEAL)
Michael G. McGee

Bridget F. McGee (SEAL)
Bridget F. McGee

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Michael G. McGee and wife, Bridget F. McGee 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 8th day of January A.D., 1988

Courtney H. Mason
Notary Public

My Commission Expires March 10, 1991

1. Doc. Tax \$
2. Not. Fee.
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50