

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

1013

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND FIVE HUNDRED & NO/100— (\$16,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I George E. Walker, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven Schencker, a married man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 5, Township 20 South, Range 1 East Shelby County, Alabama; thence run South along the East boundary line of said Section 5 for 1338.45 feet; thence turn an angle of 91 deg. 01 min. 30 sec. right and run 690.66 feet to the point of beginning; thence turn an angle of 73 deg. 43 min. 44 sec. right and run 313.42 feet; thence turn an angle of 73 deg. 49 min. 10 sec. left and run 726.24 feet to the East right of way line of Shelby County Road No. 51; thence turn an angle of 106 deg. 10 min. 50 sec. left and run along said road right of way line for a distance of 311.67 feet; thence turn an angle of 73 deg. 43 min. 44 sec. left and run 726.59 feet to the point of beginning; being situated in Shelby County, Alabama.

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

GRANTEES' ADDRESS: 4102 Inverness Cliffs Birmingham, Alabama 35242

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA 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, I have hereunto set my hand and seal, this 11th day of May, 1990.

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

90 MAY 15 AM 10:55

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George E. Walker, a married man whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May A.D., 1990

Richard D. Mink
Notary Public

My Commission Expires October 23, 1993

1. Deed Tax ----- \$ 16.50
2. Misc. Tax ----- \$
3. Recording Fee ----- \$ 3.50
4. Ind. Int. Fee ----- \$ 3.00
5. Notary Fee ----- \$
6. Collected Fee ----- \$ 1.00
Total ----- \$ 23.00