

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY SIX THOUSAND & NO/100— (\$66,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Bret A. Zabransky and wife, Paula R. Zabransky (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rosa Mills (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Southern Hills, as recorded in Map Book 7 page 72 in the Probate Office of Shelby County, Alabama; 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.

GRANTEES' ADDRESS: 104 Southern Hills Drive, Calera, Alabama 35040

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 26th day of April, 1991.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAY -1 AM 10:17

JUDGE OF PROBATE

Bret A. Zabransky (SEAL)  
Bret A. Zabransky

Paula R. Zabransky (SEAL)  
Paula R. Zabransky

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 Bret A. Zabransky and wife, Paula R. Zabransky 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 26th day of April A.D., 1991

Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

1. Deed Tax	\$ 66.00
2. Ad Valorem Tax	\$
3. Notary Fee	\$ 2.50
4. Recording Fee	\$ 3.00
5. Notary Seal	\$
6. Carriage Fee	\$ 1.00
Total	\$ 72.50