

This instrument was prepared by
(Name) Thomas L. Foster, Attorney
(Address) 1201 N. 19th St., B'ham, AL 35234

297
Send Tax Notice To: Kim McDowell
name
1316 West Navajo Dr
address
Alabaster, AL 35007

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---Ten Thousand One Hundred & 00/100---(\$10,100.00) DOLLARS
and the assumption of the hereinafter recited mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Thomas A. Lutz and George R. DiGiorgio, both married men

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kim B. McDowell

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

Lot 5, Block 6, according to the Map and Survey of Navajo West Sector of Navajo
Hills, as recorded in Map Book 5, page 80 in the Probate Office of Shelby County,
Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

The Grantee(s) herein agree to assume and pay that certain mortgage heretofore
given to Collateral Mortgage, Ltd., recorded in Book 174, page 381, transferred
and assigned to First Wachovia Mortgage Company, by Book 287, page 551. Said
mortgage having an approximate balance of \$43,328.64.

1. Final Tax 10.50
2. 1.50
3. 1.50
4. 1.50
5. 1.50
6. 1.50
Total 17.50

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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 GRANTEEES,
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 noted 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 GRANTEEES, 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 6th
day of June, 1991.

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

91 JUN 11 AM 11:12
(Seal)

Judge of Probate
(Seal)

Thomas A. Lutz
(Seal)

George R. DiGiorgio
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Thomas A. Lutz and George R. DiGiorgio, both married
whose name s 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 6th day of June, A. D. 1991.

Notary Public