

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, AL 35244

Send Tax Notice to:

(Name) Scott D. Riley  
(Address) 1510 Timber Drive  
Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND FOUR HUNDRED AND NO/100TH (\$83,400.00)

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

James E. Green d/b/a James E. Green Homebuilder

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

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

Lot 46, according to the Survey of Timber Park, Phase III, as recorded in Map Book 15, page 11 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$83,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead property of the above-named grantor as defined by the Code of Alabama.

BOOK 356 PAGE 544

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

91 AUG -1 PM 1:18

James E. Green  
JUDGE OF PROBATE

1. Deed Tax	<u>2.00</u>
2. Mfg. Tax	<u>5.00</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>7.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>21.00</u>

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 (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of July, 19 91

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James E. Green d/b/a James E. Green Homebuilder  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, James E. Green d/b/a James E. Green Homebuilder a Notary Public in and for said County, in said State, hereby certify that

whose name(s) 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 29th day of July, 19 91

My Commission Expires

3-5-95  
MY COMMISSION EXPIRES  
COURTNEY H. MASOT, J.C.

Notary Public