

1117

This instrument was prepared by:
Theresa A. Tkacik, Attorney at Law
2162 Highway 31 South,
Pelham, Alabama 35124

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWELVE THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$12,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, STEPHEN H. LEE, a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RICKY DOUGLAS d/b/a/ DOUGLAS BUILDERS (hereinafter referred to as the grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Park Place as recorded in Map Book 15, Page 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Building setback line as shown by recorded plat.

Public utility easements as shown by recorded plat.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Real 84, Page 189 and Deed Book 333, Page 385, in the Shelby County Probate Office, if the same crosses subject lot.

Right-of-way granted to Shelby County, by instrument recorded in Deed Book 216, Page 584 in the Probate Office, if the same crosses subject lot.

Right-of-way granted to Southern Natural Gas Co. as shown by instrument recorded in Deed Book 88, Page 557, in the Shelby County Probate Office, if the same crosses subject lot.

Easement to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 210, Page 150, in the Shelby County Probate Office, if the same crosses subject lot.

\$12,500.00 of the above recited purchase price was paid from a Mortgage loan closed simultaneously herewith.

✓ First of Bank

BOOK 369 PAGE 64

BOOK 369 PAGE 65

Easement to American Telephone & Telegraph Co. as shown by instrument recorded in Real 194, Page 332, in the Shelby County Probate Office, if the same crosses subject lot.

Easement to Alabama Power Company as shown by instrument recorded in Real 84, Page 189, in the Shelby County Probate Office, if the same crosses subject lot.

Gate Valve easement as set out in Real 195, Page 649, in the Shelby County Probate Office, if the same crosses subject lot.

Covenants, conditions, and restrictions as set out in Real Book 351, Page 235, in the Shelby County Probate Office.

Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for said property have been paid under current use assessment.

The above described property does not constitute the homestead of the Grantor or his Spouse.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I, do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, have hereunto set my hand and seal, this 9th day of July, 1991.


Stephen H. Lee Seal

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that STEPHEN H. LEE 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 this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 1991.

Theresa A. Kacik
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 19, 1993

My Commission Expires:

BOOK 369 PAGE 66

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

91 OCT 18 AM 9:36

James A. Jennings, Jr.
JUDGE OF PROBATE

1. Deed Tax	<i>No Tax Paid</i>
2. Mtg. Tax	
3. Recording Fee	<i>7.50</i>
4. Indexing Fee	<i>2.00</i>
5. No Tax Fee	<i>1.00</i>
6. Certified Fee	<i>1.00</i>
Total	<i>\$12.50</i>