

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Denman Builders, Inc.
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100ths

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Stephen H. Lee, a married man

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

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

Lot 13, 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.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF STEPHEN H. LEE AS DEFINED BY THE CODE OF ALABAMA.

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

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

91 DEC -4 AM 8:52

JUDGE OF PROBATE

1. Deed Tax	\$ <u>7.50</u>
2. Mtg. Tax	\$ <u>0.50</u>
3. Recording Fee	\$ <u>3.00</u>
4. Indexing Fee	\$ <u>1.00</u>
5. No Tax Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>0.00</u>
Total	\$ <u>12.00</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 _____
day of October, 19 91

(Seal)

(Seal)

(Seal)

Stephen H. Lee (Seal)
Stephen H. Lee

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, the undersigned
in said State, hereby certify that Stephen H. Lee, a married man

a Notary Public in and for said County,

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 30 day of October, 19 91

3629/92

Michael L. Latham

BOOK 375 PAGE 765

First Title Bank