

This instrument was prepared by

(Name) Joyce K. Lynn  
(Address) 1109 Townhouse Road  
Helena, AL 35080

WARRANTY DEED-

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOURTEEN THOUSAND SIX HUNDRED SIXTY SEVEN AND NO/100 DOLLARS

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

WAYNE DUTTON CONSTRUCTION, INC.

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

SUSAN E. McCONNELL

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

Lot 83, according to the survey of Dearing Downs, 6th Addition Phase II  
as recorded in Map Book 11, Page 31, in the Probate Office of Shelby  
County, Alabama situated in the Town of Helena, Shelby County, Alabama.  
As re-recorded in Map Book 11 Page 80.

Subject to easements, set back lines, right of ways, limitations, if any,  
of record.

DEED RESTRICTIONS

Owner to keep property mowed and clear of trash and debris.

Owner is aware that Lot 83 shall return to Wayne Dutton Construction, Inc. should  
the contract to build between Susan E. McConnell and Wayne Dutton Construction  
Inc. dated 10/7/91 not be fulfilled within 6 months from date of this deed or  
an extension date is agreed upon.

Full price to be refunded to present owner as covenants and restrictions  
stipulate that no individual is allowed to own a lot in Dearing Downs.

91 DEC 10 AM 9:00

JUDGE OF PROBATE

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 GRANTEES,  
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 GRANTEES, 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 3rd  
day of December, 19 91.

WAYNE DUTTON CONSTRUCTION, INC.

Wayne Dutton (Seal)  
Wayne Dutton

1. Deed Tax \$ 15.00 (Seal)  
2. Mig. Tax \$ 2.50  
3. Recording Fee \$ 3.00  
4. Indexing Fee \$ 3.00 (Seal)  
5. No Tax Fee \$ 1.00  
6. Certified Fee \$ 1.00

Total \$ 27.50

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Wayne Dutton is known to me, acknowledged before me  
whose name is signed to the foregoing conveyance, and who he executed the same voluntarily  
on this day, that, being informed of the contents of the conveyance  
on the day the same bears date.

Given under my hand and official seal this 3rd day of December

A. D., 19 91

Joyce K. Lynn  
Notary Public

Y COMMISSION EXPIRES OCTOBER 24, 1992