

This form furnished by:

138  
**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) 2162 Hwy 31 South  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND FOUR HUNDRED & NO/100ths (\$13,400.00) DOLLARS

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

Steve 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 24, according to the survey of Park Place, First Addition, Phase I, as recorded in Map Book 15 Page 110 the the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

\$13,400.00 of the above recited purchase price was paid from a Mortgage loan closed simultaneously herewith.

**NO TAX COLLECTED**

1. Deed Tax	
2. Imp. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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 31  
day of January, 19 92

STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

92 MAR 18 AM 10:00

Steve Lee (Seal)  
Steve Lee (Seal)

STATE OF ALABAMA, JUDGE OF PROBATE

SHELBY

County }

General Acknowledgment

I,  
in said State, hereby certify that Steve Lee, a married man

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, 19 92

MY COMMISSION EXPIRES MAY 14, 1994

My Commission Expires:

Dorinda B. Henderson  
Notary Public

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First A.L. Dault