

This Instrument Prepared By:  
Charles H. Moses, III  
RIVES & PETERSON  
1700 Financial Center  
Birmingham, Alabama 35203

Send Tax Notice To:  
John Charles Fay, Jr.  
#3 Eagleview  
Shoal Creek, Alabama 35242

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 12 day of August, 1991, by John C. Fay, Jr. and wife, Benita Y. Fay (hereinafter referred to as the "Grantor"), to John C. Fay, Jr. and wife, Benita Y. Fay as tenants-in-common (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN AND NO/100 DOLLARS (\$ 10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

Lot 206-A, according to the amended map of Shoal Creek Subdivision, as recorded in Map Book 7, Page 135, in the offices of the Judge of Probate of Shelby County, Alabama.

Subject to mortgage to AmSouth Mortgage Corporation recorded in RB 275, Page 290; assigned to AmSouth Bank N.A. in RB 280, Page 600, in Shelby County, Alabama Probate Court.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1991, due but not yet payable;
2. All easements, restrictions, and rights-of-way whether or not of record. Grantor does not warrant any mineral or mining rights.

TO HAVE AND TO HOLD, to the said Grantee, its successors, and assigns forever.

And said Grantor does for themselves, their heirs, Personal Representatives, successors, and assigns, covenant with said Grantee, their heirs, Personal Representatives, successors, and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, Personal Representatives, successors and assigns shall warrant and defend the same to the said Grantee, their heirs, Personal Representatives, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 12 day of August, 1991.

John C. Fay, Jr.  
John C. Fay, Jr.

Benita Y. Fay  
Benita Y. Fay

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Fay, Jr. and wife, Benita Y. Fay, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12<sup>th</sup> day of August, 1991.

Bobbie Renee Headrick  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES 3-18-96

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Inst # 1992-13597

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02:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00