

SEND TAX NOTICE TO:

(Name) Phillip Benjamin McGee

(Address) 236 Park Place Way
Alabaster, Alabama

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35007

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: \$74,900.00

That in consideration of SEVENTY FOUR THOUSAND NINE HUNDRED AND NO/100THS-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Ronny Landrum d/b/a Landrum Builders

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Phillip Benjamin McGee, a single individual

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

Lot 7, according to the Correction Plat No. 1 of Park Place, First Addition, Phase II, as
recorded in Map Book 16 page 125 in the Probate Office of Shelby County; being situated in
Shelby County, Alabama.

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

\$75,800.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

This property is not Homestead property as defined by the Code of Alabama.

Inst # 1993-05036

02/22/1993-05036
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 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 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, I have hereunto set MY hands(s) and seal(s), this 17th
day of February, 1993.

Ronny Landrum d/b/a Landrum Builders

BY Ronny Landrum (Seal)
Ronny Landrum

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ronny Landrum d/b/a Landrum Builders
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 the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 17th day of February, A. D., 1993.

Notary Public.