

This form furnished by: **Cahaba Title, Inc.**

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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 Highway 31 South  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND NINE HUNDRED & NO/100ths (\$13,900.00) DOLLARS

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

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

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

Lot 17 Park Place, Second Addition, Map Book 17, Page 16, Shelby County.

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

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

\$13,900.00 of the full consideration paid for by mortgage filed simultaneously herewith.

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

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 April 12, 1993

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Stephen H. Lee*  
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 12 day of April 1993

My Commission Expires.

*Elizabeth M. Bishop*  
Notary Public

Inst # 1993-10412  
04/15/1993-10412  
02:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50