

THIS INSTRUMENT WAS PREPARED BY:  
A. DOZIER WILLIAMS, Attorney at Law  
2026 2nd Avenue North, Suite 900  
Birmingham, AL 35203  
(205) 252-5050

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF FOUR HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$472,500.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, PETER A. LODEWICK, and wife, MAUREEN T. LODEWICK, (herein referred to as grantors), grant, bargain, sell and convey unto SYLVIA D. GUNTER, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Map and Survey of Greystone, First Sector, First Phase, as recorded in Map Book 14, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Ad Valorem Taxes due and payable October 1, 1993, a lien but not yet due and payable.
2. 10 foot utility easement, sanitary sewer and storm ditch easement on northwest lot line; easement of undetermined size along southeast corner, running through northeast corner, all as shown on recorded map.
3. Restrictions appearing of record in Book 316, page 239 (Shelby) and Book 345, Page 585. (Shelby)
4. Declaration of covenants, conditions and restrictions as recorded in Book 317, Page 260 and amended by affidavit recorded in Book 319, Page 236.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 333, Page 138.
6. Reciprocal easement agreement as recorded in Book 312, Page 274 and recorded in Book 317, Page 253.
7. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 364, Page 396.
8. Release of damages as set out in Book 345, Page 585. (Shelby)
9. 50 foot set back line from the front and rear lot lines and 15 foot set back line from the side lot lines, as established in deed recorded in Book 345, page 585.
10. Notice of natural lime sinks recorded in Map Book 14, Page 91.

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

And We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her successors and assigns, that We lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will and our heirs, executors and administrators shall warrant and defend the same to the said

Inst. # 1993-13221  
05/10/1993-13221  
12:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 103.50

Michael Romeo

\$378,000.00 of the purchase price stated above was paid down at recording.  
can closed simultaneously with delivery of this deed.

WARRANTY DEED  
PETER A. AND MAUREEN T. LODEWICK TO  
SYLVIA D. GUNTER  
PAGE 2

Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29<sup>th</sup> day of April, 1993.

\_\_\_\_\_  
(Seal) Maureen T. Lodewick (Seal)  
WITNESS MAUREEN T. LODEWICK

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30<sup>th</sup> day of April, 1993.

\_\_\_\_\_  
(Seal) Peter A. Lodewick (Seal)  
WITNESS PETER A. LODEWICK

STATE OF FLORIDA )

\_\_\_\_\_  
COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MAUREEN T. LODEWICK, the wife of Peter A. Lodewick, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 1993.

Betty S. Reams  
NOTARY PUBLIC  
Commission # CC 080870

MY COMMISSION EXPIRES:

Notary Public  
State of Florida at Large  
My Commission Expires:  
February 3, 1995

(SEAL)

STATE OF ALABAMA )

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PETER A. LODEWICK, the husband of Maureen T. Lodewick, 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 30<sup>th</sup> day of April, 1993.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

9/24/96

Inst # 1993-13221 (SEAL)

05/10/1993-13221  
12:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 103.50