

This instrument prepared by:
John N. Randolph, Attorney
Skote & Pernutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
David S. Bonjean

20 Holleybrook Lake
Leeds, AL 35094

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Two Hundred Ninety-Five Thousand and 00/100'S *** (\$295,000.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Marvin W. Shaw, Jr. and wife, Ann J. Shaw** (herein referred to as grantors) do grant, bargain, sell and convey unto **David S. Bonjean** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Hollybrook Lake, as recorded in Map Book 4, page 74, in the Probate Office of Shelby County, Alabama.

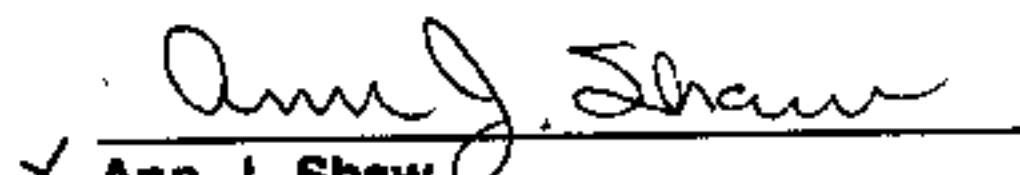
Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
 2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 242, page 148 and Real Volume 171, page 732.
 3. Restrictions appearing of recorded in Deed Volume 222, page 175.
 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 273, page 651.
 11. Riparian and other rights created by the fact that the subject property fronts on a lake.
- \$235,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are 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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of June, 1993.

 (Seal)
Marvin W. Shaw, Jr.

 (Seal)
X Ann J. Shaw

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marvin W. Shaw, Jr., and wife Ann J. Shaw, 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 1st day of June, 1993.


Notary Public
Affix Seal

Inst # 1993-16590

06/09/1993-16590
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 66.00