

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

Send Tax Notice to:
Stephen J. Ellis
Rose Mary Ellis
6245 Victoria Drive
Hoover, Al 35226

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Thirty-Six Thousand and 00/100'S *** (\$136,000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Elizabeth B. Holder, unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **Stephen J. Ellis and Rose Mary Ellis** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Valley Station, second sector, as recorded in Map Book 7, page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Transmission line permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 101, page 523, and Deed Book 179, page 364, in Probate Office.
3. Right(s) -of -Way(s) granted to Alabama Power Company and South Central Bell by Instrument(s) recorded in Deed Book 313, page 36, and Deed Book 312, page 166, in Probate Office.
4. Right(s) -of -Way(s) granted to South Central Bell by Instrument(s) recorded in Deed Book 313, page 713, in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 297, pages 162, and 164, in Probate Office.
6. Building set back line of 30 feet reserved from Victoria Drive.
7. Public Utility easements as shown by recorded plat.

\$122,400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 27th day of July, 1993.

X Elizabeth B. Holder (Seal)
Elizabeth B. Holder

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth B. Holder, unmarried 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 1993.


Notary Public
Affix Seal

Inst # 1993-24682

08/18/1993-24682
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 36.00

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