

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.
2700 Highway 280 East, Suite 150E
(Address) Birmingham, Alabama 35223

Send Tax Notice To: Brian K. Lee
name 2736 Drennen Circle
Birmingham, AL 35242
address

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John P. Calcaterra and his wife, Susan M. Calcaterra

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brian K. Lee

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

Lot 66, according to the Map of Meadowridge, as recorded in Map Book 11, page 40 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 168,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-29266

09/23/1993-29266
08:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 50.50

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, We have hereunto set our hands(s) and seal(s), this 10th day of September, 19 93

(Seal)

John P. Calcaterra

(Seal)

(Seal)

Susan M. Calcaterra

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

CLAYTON T. SWEENEY

Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that John P. Calcaterra and his wife, Susan M. Calcaterra whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 10th day of September, A. D., 19 93

MY COMMISSION EXPIRES: 5/29/95

Clayton T. Sweeney

Notary Public

2700 HWY 280 EAST
SUITE 150E
BIRMINGHAM, AL 35223

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