

Send Tax Notice To:
John C. Wilson
3635 Hermitage Road
Birmingham, Alabama 35223

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 11 day of January, 1994 by Billy Lee Seale, a married man, (hereinafter referred to as the "Grantor"), to John C. Wilson, a married man, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Billy Lee Seale (Grantor herein) acquired the following described real estate from John C. Wilson (Grantee herein) by Warranty Deed recorded in the Probate Office of Shelby County, Alabama as Instrument No. 1993-39330 on December 9, 1993, and executed a Purchase Money Mortgage in favor of John C. Wilson (the Grantee herein) in the amount of \$14,000.00 recorded as Instrument No. 1993-39331.

WHEREAS, Billy Lee Seale (Grantor herein) has requested John C. Wilson (Grantee herein) to buy back the subject real estate, to cancel the Purchase Money Note and to release the Purchase Money Mortgage; and

WHEREAS, John C. Wilson (Grantee herein) is willing to buy back the subject real estate for \$500.00 and to cancel such note and release such mortgage.

NOW THEREFORE, in consideration of Five Hundred & 00/100 (\$500.00) Dollars and the satisfaction of that certain Purchase Money Mortgage described above, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Tract I according to the plat of Spring Creek Homes situated in Section 11, Township 24 North, Range 15 East, as recorded in Map Book 17, Page 128 in the Probate Office of Shelby County, Alabama,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Grantor hereby warrants that the subject property does not constitute the homestead of the Grantor or the Grantor's spouse.

This conveyance is subject to the following:

- 1) Ad valorem taxes for the year 1994 and subsequent years;
- 2) All easements and right(s)-of-way(s) of record; and
- 3) Restrictive Covenants and Joint Driveway Agreement as set forth in Warranty Deed filed for record in Instrument No. 39330, office of the Judge of Probate of Jefferson County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantor does for himself, his heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that he is lawfully seized of the said premises; that

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Inst # 1994-01178

said premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Grantee, by acceptance of this conveyance, does hereby release, discharge and satisfy that certain Mortgage described above.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this 11 day of January, 1994.

GRANTOR:

Billy Lee Seale
Billy Lee Seale

GRANTEE: The foregoing Warranty Deed is hereby accepted.

John C. Wilson
JOHN C. WILSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Lee Seale, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of January, 1994.

Thomas S. Seay
Notary Public
My Commission Expires: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Wilson, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of January, 1994.

Thomas S. Seay
Notary Public
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203
96114

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