

**WARRANTY DEED**

SEND TAX NOTICE TO:  
CHRISTOPHER M. SEDLACEK & PEGGY R. SEDLACEK  
1628 KEENLAND DRIVE  
BIRMINGHAM, ALABAMA 35080

THIS INSTRUMENT PREPARED BY:  
Claude McCain Moncus  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209  
(205) 879-5959

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS: That in consideration of  
ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----DOLLARS  
(\$115,000.00) to the undersigned Grantor or Grantors in hand  
paid by the Grantees, whether one or more, herein, the receipt of  
which is hereby acknowledged, we, Richard D. Caplin and Catherine  
M. Caplin, husband & wife, (herein referred to as Grantors) do  
grant, bargain, sell and convey unto  
CHRISTOPHER M. SEDLACEK and PEGGY R. SEDLACEK  
(herein referred to as Grantees) as individual owner or as joint  
tenants, with right of survivorship, if more than one, the  
following described real estate, situated in the State of Alabama,  
County of Shelby, to-wit:

Lot 6, according to the survey of Dearing Downs, Tenth  
Addition, as recorded in Map Book 14, Page 86 A & B, in the  
Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights  
of ways, limitations, if any, of record.

\$ 108,650.00 of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their  
heirs and assigns, forever; it being the intention of the parties  
to this conveyance, that if more than one Grantee, then to the  
Grantees as joint tenants with right of survivorship (unless the  
joint tenancy hereby created is severed or terminated during the  
joint lives of the Grantee(s) herein) in the event one Grantee  
herein survives the other, the entire interest in fee simple shall  
pass to the surviving Grantee and if one does not survive the  
other, then the heirs and assigns of the Grantees herein shall take  
as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs,  
executors, and administrators covenant with said Grantee(s),  
his/her/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 heirs, executors and administrators shall, warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and  
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
this 15<sup>th</sup> day of April, 1993.

Richard D. Caplin (Seal)  
Richard D. Caplin

Catherine M. Caplin (Seal)  
Catherine M. Caplin

01/25/1994-02682  
01:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MJS 126.00

Inst # 1994-02682

State of Texas

County of

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Richard D. Caplin and Catherine M. Caplin, husband & wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of April, 1993.



RUTH A. STUCKERT, Notary Public  
In and for The State of Texas  
Commission Expires 9-28-93

Ruth A. Stuckert  
Notary Public

My commission expires: 9/28/93

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