

This instrument was prepared by:
(Name) Stephen H. Lee
(Address) 680 Fulton Springs Rd.
Alabaster, Al. 35007

Send Tax Notice to:
(Name) Ronny Landrum DBA Landrum Bldrs
(Address) 201 Alamosa Drive
Montevallo, Al. 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND NINE HUNDRED AND NO/100 (\$13,900.00) DOLLARS

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

Stephen H. Lee, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lot 1, according to the survey of Park Place, Third Addition,
as recorded in Map Book 17, Page 83, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE
OF ALABAMA.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE
PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATIONS AS TO TITLE.

The above recited consideration was paid from a Mortgage loan closed
simultaneously herewith.

Inst # 1994-05869

02/22/1994-05869
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th
day of February, 19 94

(Seal)

(Seal)

(Seal)

Stephen H. Lee (Seal)
Stephen H. Lee

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY County }

General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that Stephen H. Lee

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of February, 19 94

4/27/97
My Commission Expires:

Brenda H. Clayton
Notary Public

Inst # 1994-05869