

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Stephen H. Lee  
(Address) 680 Fulton Springs Road  
Alabaster, Al. 35007

Send Tax Notice to:

(Name) Rodney Denman  
(Address) 2162 Hwy 31 So.  
Pelham, Al. 35124

**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

Denman Builders, Inc.

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

Lot 13, 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.

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

Inst # 1994-07304

03/07/1994-07304  
10:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 22.50

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 5th  
day of January, 19 94

(Seal)

Stephen H. Lee (Seal)

Stephen H. Lee

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

SHELBY County }

General Acknowledgment

I,  
in said State, hereby certify that

Stephen H. Lee

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who  
day that, being informed of the contents of the conveyance, he

is known to me, acknowledged before me on this  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of January, 19 94

My Commission Expires: 4/27/97

Brenda H. Carter  
Notary Public

Inst # 1994-07304