

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED & NO/100---- (\$136,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Robert L. Holman and wife, Barbara G. Holman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jon R. Christian (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, according to the survey of Riverchase West - Dividing Ridge, as recorded in Map Book 6 page 108 in the Office of the Judge of Probate, Shelby County, Alabama.

ALSO, Begin at the Southeast corner of Lot 49, Riverchase Dividing Ridge, as recorded in Map Book 6 page 108, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northerly direction along the East line of Lot 49 for a distance of 82.77 feet; thence turn an angle to the right of 154 deg. 40 min. and run in a Southeasterly direction for a distance of 15.0 feet; thence turn an angle to the right of 25 deg. 20 min. and run in a Southerly direction for a distance of 69.12 feet to a point on the North right of way of Bailey Brook Circle; thence run in a Westerly direction along the North right of way for a distance of 6.42 feet to the point of beginning.

LESS AND EXCEPT: Begin at the Northeast corner of Lot 49, Riverchase Dividing Ridge, as recorded in Map Book 6 page 108, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southerly direction along the East line of Lot 49, for a distance of 76.53 feet; thence turn an angle to the right of 154 deg. 40 min. and run in a Northwesterly direction for a distance of 15.0 feet; thence turn an angle to the right of 25 deg. 20 min. and run in a Northerly direction for a distance of 63.01 feet to a point on the North line of Lot 49; thence turn an angle to the right of 90 deg. 19 min. and run in an Easterly direction for a distance of 6.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$122,850.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 712 Bailey Brook Circle, Hoover, Alabama 35244.

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, we have hereunto set our hands and seals, this 31st day of March, 1994.

Inst # 1994-11036

04/05/1994-11036
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 25.00

Robert L. Holman

Barbara G. Holman

(SEAL)

(SEAL)

Inst # 1994-11036

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Robert L. Holman and wife, Barbara G. Holman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on 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 31st day of March A.D., 1994

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00