

This instrument was prepared by:

(Name) Sheffield, Sheffield, Sheffield,

(Address) 2976 Highway 31 South Suite A
Pelham, Alabama 35124

Send Tax Notice To: Catherine A. Lester
name

137 Ashford Lane
address
Alabaster, Alabama 35007

WARRANTY DEED-

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIX THOUSAND FOUR HUNDRED AND NO/100-----
-----DOLLARS (\$106,400.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, John T. Compton, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Catherine A. Lester, a single
individual

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

Lot 15, according to the Survey of the Third Addition to Ashford Heights as
recorded in Map Book 17 Page 144 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.

\$101,050.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR JOHN T. COMPTON AS DEFINED BY THE
CODE OF ALABAMA.

Inst # 1994-14076

05/02/1994-14076
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

TO HAVE AND 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 the said GRANTEES,
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 (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 26th
day of April, 19 94

_____(Seal)

_____(Seal)

_____(Seal)

John T. Compton
John T. Compton

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
John T. Compton, a married man

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 hands and official seal this 26th day of April, A.D., 19 94

Judy Knight
the undersigned
2-25-95

Notary Public

1994-14076