

SEND TAX NOTICE TO:

(Name) Ms. Linda G. Colter
200 Park Place Way
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
3000 Riverchase Galleria, Suite 490
(Address) Birmingham, Alabama 35244

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY-FIVE THOUSAND AND NO/100 (\$85,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged or we, CHARLES A. FELL, III and DOREEN EVANS FELL, Husband and Wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LINDA G. COLTER

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

Lot 16, according to the Survey of Park Place First Addition Phase I, as recorded in Map Book 15, page 110, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for 1994 and subsequent years, not yet due and payable.
2. Easements, Rights-of-way, Building Lines, and Oil, Gas & Mineral Leases of record.

The undersigned grantor, Doreen Evans Fell, hereby certifies that on 12/30/93 she executed a deed from herself to herself and her husband, Charles A. Fell, III, said deed being recorded in Inst. # 1993-41904, in the Probate Office of Shelby County, Alabama. In said deed, the legal description of the property being conveyed was listed as being recorded in Map Book 15, Page 100. It should have been listed as Map Book 15, Page 110.

The undersigned grantor, Doreen Evans Fell, is one and the same person as E. Doreen Evans, grantee in that certain deed recorded in Inst. # 1992-4408 in the Probate Office of Shelby County, Alabama.

\$40,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 27th day of June, 1994.

(Seal)
(Seal)
(Seal)

CHARLES A. FELL, III (Seal)
DOREEN EVANS FELL (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Fell, III and Doreen Evans Fell, Husband and Wife whose name s 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 27th day of June, 1994 A. D., 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES Nov. 5, 1995.
BONDED TO THE NOTARY PUBLIC UNDERWRITERS.

Notary Public.

Inst # 1994-20445

06/28/1994-20445
5:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
53.50