

This form furnished by: **Cahaba Title, Inc.**

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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 Dr.  
Montevallo, Al. 35115

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND NINE HUNDRED DOLLARS AND NO /100 (\$14,900.00)

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 35 according to the survey of Park Place, Fourth Addition, as recorded in Amended Plat of Park Place Fourth Addition Map Book 18 Page 116 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 # 1994-26066

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 15th  
day of August, 19 94

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Stephen H. Lee (Seal)

Stephen H. Lee (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

a Notary Public in and for said County.

I,  
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 15th day of August, 19 94

4-27-97  
My Commission Expires:

Brenda H. Clayton  
Notary Public

Inst # 1994-26066