

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Charles L. Mattea

7803 Lake Mist Cognac
Houston, TX 77034

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of SIXTY TWO THOUSAND and 00/100---- (\$62,000.00) Dollars to the undersigned Grantor(s), James R. Arthur and Kathleen A. Arthur, husband and wife (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Charles L. Mattea (herein referred to as Grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Phase I, Crystal Lake Estates, as recorded in Map Book 12, Page 62, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, restrictions and reservations of record.

\$48,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee(s) their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of August, 1994.


James R. Arthur


Kathleen A. Arthur

Inst. # 1994-27246

09/02/1994-27246
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MED 25.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that James R. Arthur and Kathleen A. Arthur, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 15th day of August, 1994.



(NOTARIAL SEAL)

My Commission Expires: 10-24-95

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02:28 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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