

THIS DOCUMENT WAS PREPARED BY:

Linda H. Vernon
CORRETTI & NEWSOM
1804 7th Avenue North
Birmingham, Alabama 35208

SEND TAX NOTICE TO:

Stephen E. Stewart
1801 Highfield Drive
Birmingham, AL 35216

Inst # 1995-22005

08/11/1995-22005
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUE MCD 40.00

THE STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of TWENTY NINE THOUSAND and No/100 (\$29,000.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **MIKE GEORGE and wife, CATHY GEORGE** (Grantors), do hereby grant, bargain, sell and convey unto **STEPHEN E. STEWART** (Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 15, according to the survey of Royal Forest, as recorded in Map Book 14, Page 44 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1995.
2. Seventy-five foot building setback line as shown on recorded plat.
3. Easement and right of way granted Alabama Power Company and South Central Bell Telephone Company recorded in Book 311, Page 700 in said Probate Office.
4. Restrictions appearing of record in Book 290, Page 957 in said Probate Office.

All of the agreements, warranties, covenants and representations contained in the sales contract dated August 4, 1995 by and between grantors and grantee herein are hereby expressly incorporated herein by reference to the same extent as if they were fully set out herein.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives and assigns forever.

And Grantors do for themselves and for their heirs, personal representatives and assigns covenant with the said Grantee, his heirs, personal representatives and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all

encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 9th day of August, 1995.

Mike George (SEAL)
MIKE GEORGE

Cathy George (SEAL)
CATHY GEORGE

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Mike George and wife, Cathy George, 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 same, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 1995.

Pauline Bault
NOTARY PUBLIC

My commission expires: 11/9/96

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