

THIS INSTRUMENT WAS PREPARED BY:
HELEN SHORES LEE
P. O. BOX 10622
BIRMINGHAM, AL 35202-0622

SEND TAX NOTICE TO:

WARRANTY DEED
STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand Dollars and 00/00 (\$19,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Abe Green, a widower (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Regency Development Inc. (hereinafter referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The North 95 feet of Lot 16, in Block 2, according to the Survey of Lincoln Park Subdivision, in Shelby County, as recorded in Map Book 3, Page 145, as recorded in the Probate Office of Shelby County, Alabama being more particularly described as follows: Begin at the N.W. corner of said Lot 16 and run thence East, along the North line of said Lot, a distance of 80 feet, to the Northeast corner thereof; thence run South, along the East line of said Lot; a distance of 95 feet; thence run West, parallel with the South line of said Lot; a distance of 80 feet to a point on the West line of said lot thence run North, along the West line of said Lot, a distance of 95 feet to the point of beginning.

Abe Green is the surviving spouse of deed recorded Deed Book 264, page 745, in the Probate of of Shelby County, Alabama, the other grantor(s), Louise Green having died on the 22nd day of April, 1981.

The above described property is not the homestead of the grantors herein.

Subject to ad valorem taxes, easements and restrictions of record.

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 grantees, 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 2nd day of Sept, 1995.

V. 2709
Helen Shores Lee
STATE OF ALABAMA)
COUNTY OF SHELBY)

His X Mark
ABE GREEN

I, the undersigned, a Notary Public in and for said County, in said State, certify that Abe Green, whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 1995.

Catherine Law Massey
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/21/98

09/22/1995-26664
03:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50