

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

James W. Steele, Jr.
4700 Wooddale Lane
Pelham, AL 35124

Inst # 1995-34946

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SIX THOUSAND AND NO/100 Dollars.....
(\$ 126,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which
is hereby acknowledged, **JACK L. NEWELL AND WIFE CHARLOTTE S. NEWELL**, (herein referred
to as Grantor) do grant, bargain, sell and convey unto JAMES W. STEELE, JR. AND JANNA B. STEELE
(herein referred to as Grantee), the following described real estate, situated in the State of
Alabama, County of SHELBY, to-wit:

Lot 7, according to the Survey of Chaparral, Second Sector, as recorded in Map Book 8,
Page 142, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and
mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
\$119,700.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises, that
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell
and convey the same as aforesaid; that we will and my heirs, executors and administrators shall,
warrant and defend the same to the said Grantee, its successors and assigns forever, against the
lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 17 day of
Oct, 1995.

Jack L. Newell
JACK L. NEWELL

Charlotte S. Newell
CHARLOTTE S. NEWELL

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
JACK L. NEWELL AND WIFE, CHARLOTTE S. NEWELL, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17 day of Oct, 1995.

Mary A. Gilmore
Inst # 1995-34946
Notary Public

My Commission Expires:

~~My Commission Expires July 3, 1999,~~

12/06/1995-34946
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 15.00