

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Joseph L. Billmeier, Jr.

NAME William H. Halbrooks
704 Independence Plaza
ADDRESS Birmingham, Alabama 35209

#8 Overhill Road

Montevallo, Alabama 35115

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Thousand & no/100-----(\$120,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Lester N. Sapp, Jr. and wife, Peggy A. Sapp

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph L. Billmeier, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Commence at a point where the south boundary of Highway 12 intersects the west boundary of Overhill Road and go south 25 degrees 20 minutes east along the west boundary of Overhill Road 259.0 feet to the point of beginning; thence continue along this line 311.0 feet; thence south 73 degrees 30 minutes west for 492.58; thence north 28 degrees 13 minutes west for 222.99 feet; thence north 63 degrees 14 minutes east for 497.72 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$96,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

02/02/1996-03599
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 32.50

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 the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 26th day of January, 1996

(Seal)

Lester N. Sapp, Jr. (Seal)
Lester N. Sapp, Jr.

(Seal)

(Seal)

(Seal)

Peggy A. Sapp (Seal)
Peggy A. Sapp

STATE OF ALABAMA
Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lester N. Sapp, Jr. and Peggy A. Sapp 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 26th day of January, A. D., 1996