

## GENERAL WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of : FIFTY THOUSAND and NO/100's DOLLARS (\$50,000.00) to the undersigned grantor, **OSER PROPERTIES, INC.**, (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto **STEVE GUTHRIE and REBECCA GUTHRIE** as joint tenant with rights of survivorship (hereinafter grantee"), all of its interest in the following described real estate, situated in **SHELBY** County, Alabama:

Lot 72 according to the survey of Weatherly King's Crest, Sector 3, Phase 3 as recorded in Map Book 18 pages 38 A & B in the Probate Office of Shelby County, Alabama.

Subject to any and all matters of public record, including but not limited to easements, restrictions, rights of way and public rights and all other matters which can be easily discerned by a survey and public view. Also subject to payment of 1996 taxes, which are currently a lien but not yet payable. Mineral and mining rights are not warranted.

To have and to hold unto the said grantees, their successors and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantees, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, **THOMAS J. OSER** as the president of **OSER PROPERTIES, INC.** and who is duly authorized, has hereunto set his hand and seal this 30th day of JANUARY 1996.

  
\_\_\_\_\_  
OSER PROPERTIES, INC. by and through its president  
THOMAS J. OSER

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **THOMAS J. OSER** as president of **OSER PROPERTIES, INC.** and 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, he executed the same voluntarily for and as the act of the corporation and with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 30th day of JANUARY 1996.

  
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My commission expires: 7-23-1997.

NOTARY PUBLIC

Prepared by ✓ Mark Tippins, 4 Office Park Circle #215 Birmingham, Al. 35223.

Send tax notice to : **STEVE GUTHRIE**

200 MEADOWLARK PLACE MONTEVALLO, ALABAMA 35115

Inst # 1996-03846

02/06/1996-03846  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 58.50

Inst # 1996-03846