

THIS INSTRUMENT PREPARED BY:  
George J. Bouloukos, Attorney  
BOULOUKOS & OGLESBY  
The Financial Center  
505 20th Street North, Suite 1675  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Mary P. Graham  
5018 Stratford Road  
Birmingham, AL 35242

Inst • 1996-22379

STATE OF ALABAMA )  
SHELBY COUNTY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One-Hundred Thirty-Thousand Dollars (\$130,000.00), the receipt whereof is hereby acknowledged, and other good and valuable consideration, to the undersigned Grantors, (whether one or more), in hand paid by the Grantee herein, I, Bobbie R. Kontos, as Executrix and Trustee under the Last Will and Testament of Winonah T. Hay, deceased, Probate Court case number 35-003, pursuant to powers contained therein (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto Mary P. Graham (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, in Block 3, according to the Survey of Indian Forest Estates, Second Sector, Block 3, as recorded in Map Book 6, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO** any and all easements, rights-of-way, defects, liens, adverse claims, and other encumbrances of record, if any, including and in particular the following:

1. Mineral and mining rights excepted.
2. Taxes due in the year 1996, a lien, but not yet payable.
3. Restrictions, conditions, and limitations as set forth in Misc. Volume 7, page 145.
4. Easements in favor of Alabama Power Company recorded in Deed Book 101, page 536, and Deed Book 1765, page 274.
5. Easements in favor of South Central Bell Telephone Company recorded in Deed Book 285, page 354.
6. Specifications for subdivision recorded in Misc. Book 7, page 139.
7. Restrictive covenants as to underground cables recorded in Misc. Book 7, page 350.
8. Agreement with Alabama Power Company recorded in Misc. Book 7, page 481.
9. Building set back line and easements for public utilities as shown by record plat.
10. Subject to rights of creditors to file claims, if any, against the Estate of Winonah T. Hay, deceased, and other rights as may exist under Title 43, Chapter 2, Section 350, Code of Alabama, which said rights will exist for a period of six months from the date of letters in said case.
11. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.

07/11/1996-22379  
11:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 141.00

**WARRANTY DEED**

From Bobbie R. Kontos as Executrix and Trustee of  
the Estate of Winonah T. Hay, Deceased  
To Mary P. Graham  
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12. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 9 day of July, 1996.

*Bobbie R. Kontos*

Bobbie R. Kontos as Executrix and  
Trustee of the Estate of Winonah T.  
Hay, Deceased

STATE OF ALABAMA )

*Shelby* COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobbie R. Kontos as Executrix and Trustee of the Estate of Winonah T. Hay, Deceased, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of July, 1996.

*George J. Bunker*

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-29-2000

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