

Send Tax Notice To:
David M. Lewis
524 Creekview Circle
Pelham, Alabama 35124

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1996-32472

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Eighty Six Thousand Nine Hundred Dollars and no/100 (\$86,900.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Richard C. Kulenek and wife, Joanna B. Kulenek** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **David M. Lewis, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 11, Block 1, Oak Mountain Estates, as shown by map recorded in Map Book 5, at Page 57, in the Probate Records of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 1997 and subsequent years, which are not yet due and payable.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. 30 foot building set back line from Creekview Circle as shown on recorded map.
4. Restrictive covenants as recorded in Deed Book 263, Page 350, in Probate Office.
5. Transmission line permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 265, Page 223, in Probate Office.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
7. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$82,550.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

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SHELBY COUNTY JUDGE OF PROBATE
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And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs 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 I will and my 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 (I) have hereunto set our hand(s) and seal, this 27 day of September, 1996.

WITNESS:

Richard C. Kulenek
Richard C. Kulenek

Joanna B. Kulenek
Joanna B. Kulenek

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard C. Kulenek and Joanna B. Kulenek 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 date the same bears date.

Given under my hand and official seal, this the 27 day of September, 1996.

Robert M. Melton
Notary Public

My commission expires: 3-9-99

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