

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DIAN K. MCCRAY
9330 HIGHWAY 119
ALABASTER, 35007

Inst # 1996-33021

10/04/1996-33021

09:37 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 71.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND and 00/100 (\$165,000.00) DOLLARS to the undersigned grantor, DAN TUCK HOMES, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto DIAN K. MCCRAY, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 10, according to the Survey of Wynlake Subdivision, Phase I, as recorded in Map Book 19, page 156 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Buck Run Lane as shown by plat.
3. Public easements as shown by recorded plat, including a 10 foot easement along the Westerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1995-30873 and Inst. #1995-30874 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real Volume 40 Page 202 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 76; Deed Book 121 page 191 and Deed Book 138 page 317 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 15 page 375 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 19 page 156.

\$105,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DAN TUCK HOMES, INC., by its PRESIDENT, DAN TUCK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of September, 1996.

DAN TUCK HOMES, INC.

By:

Dan Tuck
DAN TUCK, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAN TUCK, whose name as PRESIDENT of DAN TUCK HOMES, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 18TH day of SEPTEMBER, 1996.

Mary Margaret Reese
Notary Public

My commission expires: 8/22/2000

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