

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly(Name) 2491 Pelham Parkway  
Pelham, AL 35124

(Address)

Rosanne A. Tombrello(Name) 101 Stratford Circle  
Pelham, AL 35124

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

L. E. Lessenberry, An Unmarried Man

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

Rosanne A. Tombrello, An Unmarried Woman(herein referred to as grantee, whether one or more), the following described real estate situated in  
Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easments, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 107,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

L.E. Lessenberry is the surviving grantee of that certain deed recorded in Instrument #1995-02799; the other grantee, S. Ruth Lessenberry, having died on or about the 2nd day of April, 1996.

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, I have hereunto set my hand(s) and seal(s), this 30th day of

December, 19 96.

...st \* 1997-01111

L. E. Lessenberry (Seal)  
L. E. Lessenberry

01/10/1997-01111 (Seal)  
02:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
35.50 (Seal)

STATE OF ALABAMA

COUNTY OF Shelby

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that L. E. Lessenberry, An Unmarried Man whose name(s) 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 on the day the same bears date.

Given under my hand and official seal, this the 30th day of December 19 96.

James Holliman 3-12-97  
Notary Public

11110-2661 \* 1997-01111