

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1997-09912

WARRANTY DEED

04/01/1997-09912
10:57 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of ONE HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED & NO/100 (\$131,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Paul J. Wellner and wife, Kristi L. Wellner (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Treven J. Pyles, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Second Sector of the Residential Subdivision, The Highlands, as recorded in Map Book 11 page 25 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$105,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEE'S ADDRESS: 237 Scotts Trace, Bessemer, Alabama 35023.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27 day of MARCH, 19 97.

Paul J. Wellner (SEAL)
Paul J. Wellner

Kristi L. Wellner (SEAL)
Kristi L. Wellner

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul J. Wellner and wife, Kristi L. Wellner 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 day the same bears date.

Given under my hand and official seal this 27th day of MARCH A.D., 19 97

Donna L. Kollmann
Notary Public

