

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

William A. McNeely, III

(Name)

(Address)

1800 Alex Mill Road

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY TWO THOUSAND and 00/100-----(\$22,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

NATHAN S. STAMPS and wife, MICHELE K. STAMPS

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

WILLIAM A. MCNEELY, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lots 20 and 21, according to a Resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1997 and subsequent years.

Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666 in Probate Office of Shelby County, Alabama.

Permits to Alabama Power Company recorded in Real Book 210, Page 424 and Real Book 210, Page 425 in Probate Office.

Restrictions as recorded in Real Book 339, Page 410 and Instrument No. 1996-19372 in Probate Office.

Easement over the South line of said lot as shown on recorded map (as to Lot 20).

7.5 foot utility easement across the West side of said lot and 15-foot sanitary sewer easement across South side of said lot as shown on recorded map. (as to Lot 21).

Inst # 1997-13314

04/30/1997-13314
12:26 PM CERTIFIED

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of APRIL, 19 97

(Seal)

(Seal)

(Seal)

Nathan S. Stamps (Seal)

Michele K. Stamps (Seal)

MICHELE K. STAMPS (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nathan S. Stamps and wife, Michele K. Stamps

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of APRIL, 19 97

My Commission Expires: 9/97

[Signature]
Notary Public