

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35206

Send Tax Notice to:
Susan L. Cole
1507 Applegate Lane
Alabaster, Alabama 35007

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS, . . .

Shelby County

That in consideration of Sixty-One Thousand Five Hundred and 00/100 (\$61,500.00) Dollars to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, J. Wesley Libb and wife, Eileen H. Libb, (herein referred to as grantors) do grant, bargain, sell and convey unto Susan L. Cole (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, being a Resurvey of Lots 1 through 64, 89 through 104, and A through C.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 30 foot building line on east side of lot as shown on recorded map.
3. 15 foot easement on west side of lot as shown on recorded map.
4. Restrictions and covenants appearing of record in Real Volume 65, Page 201; Real Volume 60, page 748; Real Volume 63, Page 634, and Inst. #1993-16976.
5. Right-of-way granted to Alabama Power Company recorded in Real Volume 59, Page 376.
6. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 60, page 745.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 337, Page 235.

\$68,400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her 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 we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of May, 1997.

X J. Wesley Libb (Seal)
J. Wesley Libb
X Eileen H. Libb (Seal)
Eileen H. Libb

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Wesley Libb and wife, Eileen H. Libb, 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 1st day of May, 1997.

Notary Public

Affix Seal

Inst # 1997-14282

05/07/1997-14282
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.00

Inst # 1997-14282