

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

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

Melissa L. Avant  
(Name) 527 Baronne Street  
Helena, AL 35080  
(Address)

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand Nine Hundred and no/100 Dollars  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael P. McVay and wife, Amy H. McVay

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

Melissa L. Avant

(herein referred to as grantee, whether one or more), the following described real estate situated in  
Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19, page 78 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

110,314.00

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

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, we have hereunto set our hand(s) and seal(s), this 16th day of

May, 19 97.

\_\_\_\_\_(Seal)

Michael P. McVay (Seal)  
Michael P. McVay

\_\_\_\_\_(Seal)

Amy H. McVay (Seal)  
Amy H. McVay

STATE OF ALABAMA  
COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael P. McVay and wife, Amy H. McVay whose name(s) are signed in 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 the 16th day of May, 19 97.

8.29 98

Notary Public