

This instrument was prepared by

Send Tax Notice To:

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

(Address)

Robert L. McKay
 (Name)

7059 MCADOW LARK DR
 (Address) B-ham 35242

WARRANTY DEED

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand & No/100-----
 and the assumption of the hereinafter described mortgage
 to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Deborah Graves & husband Larry Graves

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

Robert L. McKay

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

Lot 2, Block 7, according to the Survey of Southwind, Second Sector, as
 recorded in Map Book 6 page 106 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. (4) Mortgage in favor
 of Benchmark Mortgage Corp., dated 01-09-87, and filed on 1-13-87 in Real
 109 page 196; which said mortgage Grantee herein agrees to assume and pay the
 remaining unpaid balance in the approximate amount of \$55,447.64, according to
 the terms and conditions as set forth in said mortgage.

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, and the said GRANTEE, 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 28th day of
May, 19 97

(Seal)

Deborah Graves

(Seal)

(Seal)

Larry Graves

(Seal)

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 Deborah Graves & husband Larry Graves, whose name(s) 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 the 28th day of May, 1997.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: MARCH 12, 2001

Notary Public

1997-18530 Inst

06/12/1997 12:06 PM CERTIFIED
 SHELBY COUNTY JUDGE