

Inst # 1997-25543

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

AMELIA C. O'DONNELL
1241 FALLING STAR LANE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY EIGHT THOUSAND FIVE HUNDRED and 00/100 (\$98,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID TEER, A SINGLE MAN and RONDA L. TEER, A SINGLE WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AMELIA C. O'DONNELL, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, IN BLOCK 1, ACCORDING TO THE SURVEY OF NAVAJO HILLS, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 18, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35-foot building set back line from Falling Star Lane as shown on recorded map.
3. 10-foot utility easement across the South side of said lot and 7.5 foot utility across the East side of lot as shown on recorded map.
4. Restrictive Covenants and conditions recorded in Deed Book 243, Page 480 in Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 243, Page 501 in Probate Office.
6. Permit to South Central Bell as recorded in Deed Book 278, Page 103 in Probate Office.

\$93,575.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.



TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00

and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID TEER, A SINGLE MAN and RONDA L. TEER, A SINGLE WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of July, 1997.

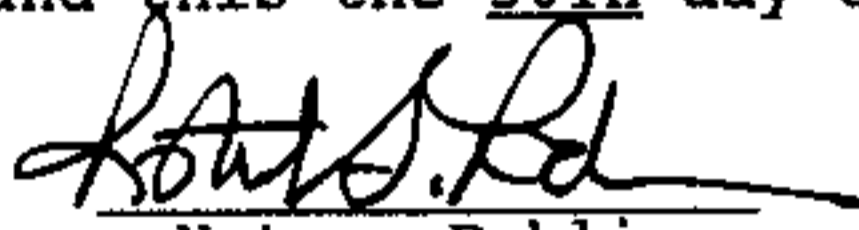

DAVID TEER

RONDA L. TEER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID TEER whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30TH day of JULY, 1997.


Notary Public

My commission expires: 7/16/98

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONDA L. TEER whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30TH day of JULY, 1997.


Notary Public

My commission expires: 1/31/2000

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