

Send tax notice to:
Mrs. Lynne Shores Killion
5 Cherry Hills
Shoal Creek, AL 35242

Inst # 1997-34247

This Instrument Prepared By:
Louis B. Feld
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2100 SouthBridge Pkwy., Suite 590
Birmingham, Alabama 35209

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE
INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION
AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND
NONE WAS CONDUCTED AND/OR RENDERED.**

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Christopher H. Killion and Lynne Shores Killion, husband and wife (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Lynne Shores Killion (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot #214 according to the map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Thompson Realty Co., Inc. and the Article of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than Thompson Realty Co., Inc.; and easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

SOURCE OF TITLE:
Book 658 Page 21
Shelby County Probate Court

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee

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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, her heirs, successors and assigns forever, against the lawful claims of all persons.

Grantee and Grantor, Lynne Shores Killion, are one and the same person.

10th IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this October day of 1997.


Christopher H. Killion


Lynne Shores Killion

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Christopher H. Killion and Lynne Shores Killion, husband and wife, 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 this the 10th day of October, 1997.


Notary Public

Louis B. Feld
Printed Name

[NOTARY SEAL]

My Commission Expires: 1-12-00

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