

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

Karen R. Lunsford
(Name) 120 Hunter Hills Drive
Chelsea, AL 35043
(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty-Four 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,

Alton Wright d/b/a/
Alton Wright Construction

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

Karen R. Lunsford, a single person

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

Lot 44, according to the Survey of Hunter Hills, Phase One, as recorded in
Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

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.

\$ 94,900.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously with.

10/29/1997-35174
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 RCO 39.50

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, I have hereunto set my hand(s) and seal(s), this 30th day of
September, 19 97

_____(Seal) Alton Wright _____(Seal)
Alton Wright d/b/a/
Alton Wright Construction _____(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 Alton Wright d/b/a Alton Wright Construction, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of September, 1997.

James Holliman
Notary Public 3-12-2001

Inst # 1997-35174