

Inst # 1998-25349

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Robert W. Eberhart
5513 Lakes Edge Drive
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of THREE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$317,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ERNEST LARRY WILLIAMS AND WIFE MARY H. WILLIAMS**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **ROBERT W. EBERHART AND JUDY E. EBERHART** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 4, according to the Amended Final Record Plat of Greystone Farms Lake's Edge Sector, as recorded in Real 21, page 79, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 321,112.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee 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 my 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.

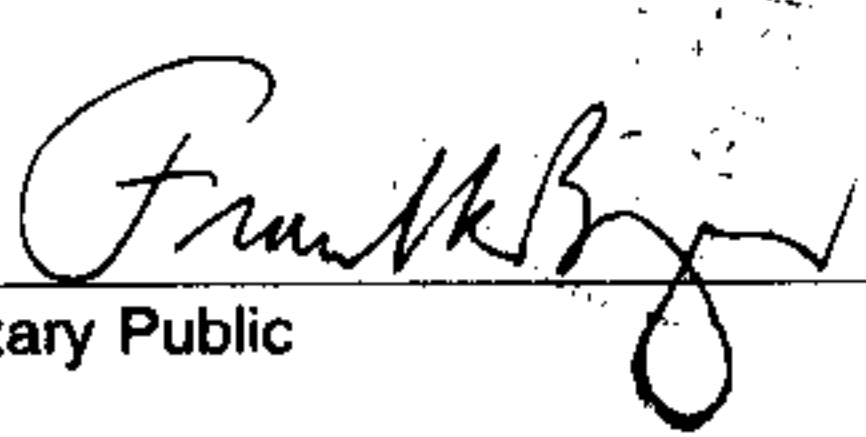
IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 25th day of June, 1998.

Ernest Larry Williams, by his Attorney,
in fact, David Emory
ERNEST LARRY WILLIAMS, by his Attorney in
Fact, David Emory
Mary H. Williams, by her Attorney,
in fact, David Emory
MARY H. WILLIAMS, by her Attorney in Fact,
David Emory

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that DAVID EMORY, as Attorney-in-Fact for ERNEST LARRY WILLIAMS AND WIFE, MARY H. WILLIAMS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, and acting within the scope and power of said power of attorney, in their capacity as Attorney-in-Fact for on the day the same bears date.

Given under my hand and seal this the 25th day of June, 1998.


Notary Public

My Commission Expires: 11/20/2000

07/07/1998-25349
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50