

This instrument was prepared by
(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

Send Tax Notice To: JAMES ROSSI
name
5329 OLD HIGHWAY 280
address
STERRITT, AL 35147

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FOUR THOUSAND AND NO/100 (\$74,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we.

KERRY MICHAEL KMETZ, DOUGLAS M. STINSON and DONALD R. STINSON, ~~xxxxxxx~~ married

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JAMES R. ROSSI, an unmarried man

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

Lot 1, according to the survey of Stinson Estate, Lot 1 and Lot 2, as recorded in Map Book 24 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

subject property is not the homestead of the grantors or their spouses.

Inst # 1998-26371

07/13/1998-26371
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 82.50

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, we have hereunto set our hands(s) and seal(s), this 12th day of June, 1998.

(Seal)

Kerry Michael Kmetz by Attorney in Fact Donald R. Stinson
KERRY MICHAEL KMETZ (Seal)

(Seal)

Donald R. Stinson
DOUGLAS M. STINSON (Seal)

(Seal)

Donald R. Stinson
DONALD R. STINSON (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KERRY MICHAEL KMETZ, DOUGLAS M. STINSON and DONALD R. STINSON whose names are by his attorney in fact, Donald R. Stinson 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 12th day of June, A. D., 1998

Stan D. Elrod

Notary Public

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