

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
DEBORAH M. CRUMPLER

2481 VALE DRIVE  
BIRMINGHAM, AL 35244

STATE OF ALABAMA)  
Shelby COUNTY)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY SIX THOUSAND AND THREE HUNDRED SIXTY FIVE AND NO/100 DOLLARS (\$126,365.00) to the undersigned grantor or grantors, STEVEN M. SCHMID and wife LETA SCHMID, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto DEBORAH M. CRUMPLER (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 3, in Block 1, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$95,365.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Steven M. Schmid is the surviving grantee of deed recorded in Real Volume 139, Page 621, in the Probate Office of Shelby County, Alabama; the other grantee, Teresa Schmid, having died or about the 12 day of March, 1995. *hus*

TO HAVE AND TO HOLD Unto 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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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/we have hereto set my/our hand(s) and seal(s), this the 29th day of July, 1998.

*Steven M. Schmid*  
STEVEN M. SCHMID

*Leta Schmid*  
LETA SCHMID

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STEVEN M. SCHMID and LETA SCHMID, 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 and official seal, this the 29th day of July, 1998.

*[Signature]*  
Notary Public

My Commission Expires: 5/29/99

08/04/1998-29821  
03:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 39.98

Inst # 1998-29821

CLAYTON T. SWEENEY, ATTORNEY AT LAW