

This Instrument Was Prepared By:  
Dickerson Morse & Yost, P. C.  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Charles J. Rowe, Jr.  
2817 Berkeley Drive  
Birmingham, Alabama 35242

Inst # 1998-39923

STATE OF Alabama  
COUNTY OF Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Ninety Two Thousand and 00/100 Dollars (\$292,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Robert L. Alsop, Jr. and Dianne M. Alsop, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Charles J. Rowe, Jr., a married man** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**Lot 16, Block 2, according to the Plat of Woodford, a Subdivision of Inverness as recorded in Map Book 8, Page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

**Note: \$175,000.00 of the above purchase price is in the form of a mortgage in favor of Southtrust Mortgage Corporation, executed and recorded simultaneously herewith.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 25<sup>th</sup> day of **September, 1998**.

Robert L. Alsop, Jr.  
Robert L. Alsop, Jr.

Dianne M. Alsop  
Dianne M. Alsop

STATE OF New Mexico  
COUNTY OF Dona Ana

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Robert L. Alsop, Jr. and Dianne M. Alsop, 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 and official seal this the 25<sup>th</sup> day of **September, 1998**.  
Adela Quintero  
Notary Public

My Commission Expires: 1/21/2001

10/13/1998-39923  
12:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HEL 125.50