

## WARRANTY DEED

SEND TAX NOTICE TO:  
 Christopher M. Ambrose  
 104 Willow Point Lane  
 Alabaster, AL 35007

THE STATE OF Alabama  
 COUNTY OF Jefferson }

THIS WARRANTY DEED, made and entered into on this, the 24th day of December, 1998, by and between Christopher K. Purgason and Yvette H. Purgason, husband and wife, as part ies of the first part, and Christopher M. Ambrose

as part y of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said party y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha ve this day given, granted, bargained, sold, conveyed and confirmed and do     by these presents give, grant, bargain, sell, convey and confirm unto the said party y of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Willow Point, Phase I, as recorded in Map Book 21, page 101, in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said party y of the second part, \$89,826.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND THE SAID party y of the first part hereby covenant     with and represent     unto the said party y of the second part, his heirs and assigns, that they are seized in fee of the above described property; that they ha ve a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1999 which are due and payable October 1, 1999 and that they will forever warrant and defend the title to the same and the possession thereof unto the said party y of the second part, his heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part ha ve hereunto set our hand s and seal s on the day and year first above written.

Christopher K. Purgason (Seal)  
 Christopher K. Purgason

Yvette H. Purgason (Seal)  
 Yvette H. Purgason

THE STATE OF GEORGIA  
 COUNTY OF HOLSTON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher K. Purgason and Yvette H. Purgason, husband and wife whose name s 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 seal this the 24 day of DECEMBER 1998

Mary C. Pugh (Seal)  
 Notary Public

Prepared by: Randy Magers, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

01/04/1999-00139  
 12:16 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MEL 9.50