

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE
1629 11th Avenue South
Birmingham, Alabama 35205

WYNLAKE CONSTRUCTION, INC.
P.O. BOX 380863
BIRMINGHAM, AL 35238

File #890144MTE

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FORTY EIGHT THOUSAND DOLLARS and 00/100 (\$48,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **OSER PROPERTIES, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WYNLAKE CONSTRUCTION, INC.** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

**LOT 74, ACCORDING TO THE SURVEY OF WEATHERLY KING'S CREST, SECTOR 3, PHASE 3, AS RECORDED IN MWP BOOK 18 PAGE 38 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.**

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his her or their heirs, executors and assigns forever, against the lawful claims of all persons.

02/12/1999-06091
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 59.00

Inst # 1999-06091

IN WITNESS WHEREOF, the said GRANTOR OSER PROPERTIES, INC., by THOMAS J. OSER its PRESIDENT, who is authorized to execute this conveyance, hereto set its signature and seal this the 29th, day of January, 1999.

OSER PROPERTIES, INC.


THOMAS J. OSER, PRESIDENT (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that THOMAS J. OSER whose name as PRESIDENT of OSER PROPERTIES, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 29th day of January, 1999 .


~~Notary Public~~

My commission expires: 12-31-99

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