

This instrument was prepared by:
Todd H. Barksdale, P.C.
13 Office Park Circle, Suite 19
Birmingham, AL 35223

Send Tax Notice To:
S. Denise Thomas
170 Brookhollow Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

} **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **One Hundred Twelve Thousand, Three Hundred Dollars (\$112,300.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Rebecca D. Bateman Wiser, one and the same as Rebecca Bateman Wiser and Rebecca Deneen Bateman, as grantee in that certain deed recorded in Instrument No. 1995-20690, and her husband, Robert H. Wiser**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto **S. Denise Thomas, one and the same as Sylvia Thomas or Sylvia D. Thomas or Denise Thomas**

(herein referred to as Grantee), the following described real estate, situated in **SHELBY County, Alabama** to wit:

Lot 31, according to the Survey of Brookhallow Second Sector, as recorded in Map Book 17, page 141, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

\$105,550.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said **GRANTEE**, and his/her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereto set their signature this the 26th day of February, 1999.

GRANTOR(S):

 (Seal)
Rebecca D. Bateman Wiser

 (Seal)
Robert H. Wiser

STATE OF Alabama }
COUNTY OF Jefferson }

I, **Todd H. Barksdale**, a Notary Public in and for the County of Jefferson and the State of Alabama, hereby certify that, **Rebecca D. Bateman Wiser and Robert H. Wiser** whose name is signed to the foregoing conveyance, and who is known to me, personally appeared before me on this day and being informed of the contents of this deed, acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of February, 1999.

My Commission expires: 2/20/01


Notary Public

03/02/1999-08568

10:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 WWS 15.50

Inst # 1999-08568