

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

James Michael Oswalt
2611 North Chandalar Lane
Pelham, AL 35124-1400

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$87,500.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ROBERT DUBOSE WILSON, JAMES DOUGLAS WILSON AND CHARLES E. WILSON, III, each a married man**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JAMES MICHAEL OSWALT** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 48-B, according to the Resurvey of Lot 48, Chanda Terrace, Third Sector, as recorded in Map Book 10, page 101, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$86,778.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 19th day of March, 1999.


ROBERT DUBOSE WILSON

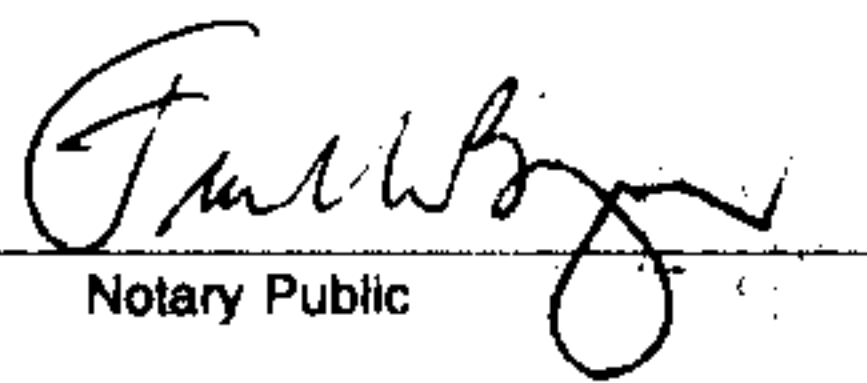

JAMES DOUGLAS WILSON


CHARLES E. WILSON, III

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT DUBOSE WILSON, JAMES DOUGLAS WILSON AND CHARLES E. WILSON, III, each a married man**, 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 19th day of March, 1999.


Notary Public

My Commission Expires: 11-20-2000

zoswalt.txt

Inst # 1999-12353

03/24/1999-12353
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 10.50