

This instrument was prepared by:  
Shelly Moss  
Galloway & Moss, L.L.C.  
11 Oak Street  
Birmingham, Alabama 35213

Send tax notice to:  
Melissa V. Lester  
4041 Guilford Road  
Birmingham, Alabama, 35242

WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy-seven Thousand Seven Hundred Fifty and 00/100 Dollars (\$177,750.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~we~~

**Richard W. Hamer, and his wife Rebekah J. Hamer**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Melissa V. Lester**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 81, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 2, as recorded in Map Book 22, Page 24 in the Probate Office of Shelby County, Alabama**

\$100,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

Subject to: (1) 1999 ad valorem taxes not yet due and payable and  
(2) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.


And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 29th day of April, 1999



(Seal)

Richard W. Hamer



(Seal)

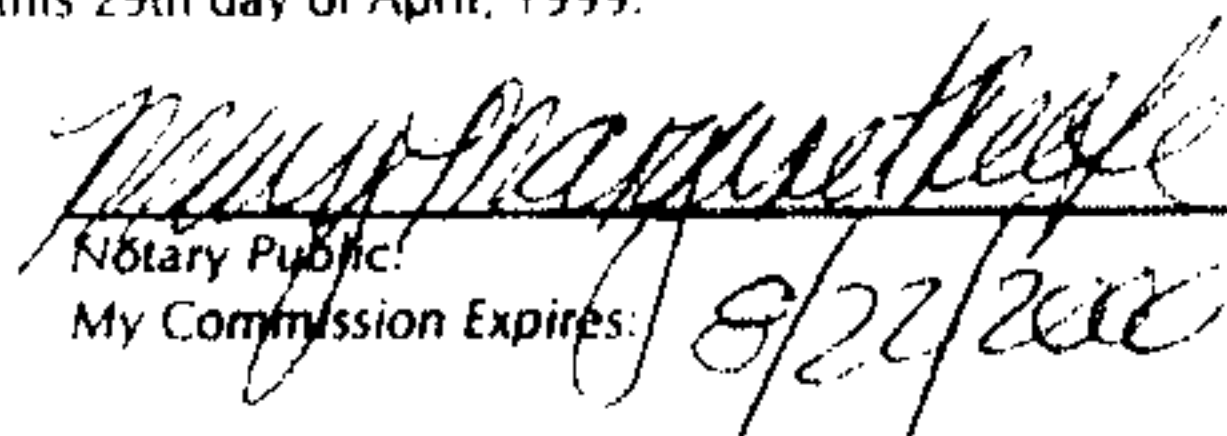
Rebekah J. Hamer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Richard W. Hamer and Rebekah J. Hamer 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 29th day of April, 1999.

  
Notary Public:  
My Commission Expires: 8/22/2000

05/03/1999-18434  
02:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 86.50

Inst # 1999-18434