

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130(Name) Albert L. Lancaster
108 Pebble Drive
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) PATRICIA K. MARTIN, PC
3021 Lorna Rd.(Address) BIRMINGHAM AL 35218

Form 1-J-97 Rev. 1-98

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**STATE OF ALABAMA**Shelby COUNTY**KNOW ALL MEN BY THESE PRESENTS:**That in consideration of One hundred thirty-three thousand five hundred and no/100 (\$133,500.00)
Dollarsto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Sean C. Payne and his wife Shelly Groenke Payne(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Albert L. Lancaster(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 9, according to a Map of Shalimar Point, as recorded in Map Book 14,
Page 105, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$136,170.00 of the above mentioned purchase price was paid for from a mortgage
loan which was closed simultaneously herewith.Inst # 1999-29440
07/14/1999-29440
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 199 9.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever,
against the lawful claims of all persons.IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 28
day of June, 1998

(Seal)

(Seal)

(Seal)

Sean C. Payne (Seal)
SEAN C. PAYNEShelly Groenke Payne (Seal)
SHELLY GROENKE PAYNE

(Seal)

STATE OF ALABAMAJefferson COUNTY**General Acknowledgment**I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Sean C. Payne and his wife Shelly Groenke Payne
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 have executed the same voluntarily
on the day the same bears date.Given under my hand and official seal this 28day of JuneA. D. 1999Patricia K. Martin
Notary Public.