

WARRANTY DEED

THE STATE OF ALABAMA
 COUNTY OF SHELBY }

THIS WARRANTY DEED, made and entered into on this, the 26th day of May, 1999, by and between Ron L. Opp and Pamela J. Opp, husband and wife, as part 1st of the first part, and Randall J. Freeman and Lisa B. Freeman

as part 1st of the second part:

WITNESSETH: That the said part 1st of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said part 1st of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 281, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, page 50 in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part 1st of the second part,

\$240,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part 1st of the first part hereby covenant with and represents unto the said parties of the second part, their heirs and assigns, that they seized in fee of the above described property, that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1999 which are due and payable October 1, 1999 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part 1st of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part 1st of the first part have hereunto set their hand and seal on the day and year first above written.

Ron L. Opp (Seal)
 Ron L. Opp

Pamela J. Opp (Seal)
 Pamela J. Opp

THE STATE OF Alabama
 COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ron L. Opp and Pamela J. Opp, husband and wife 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, have executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 26th day of May, 1999.

Nelson L. Freeman
 My Commission Expires 1-1-2001

Nelson L. Freeman (Seal)
 Notary Public

Prepared by: Kay Long, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 1999-32755

08/05/1999-32755
 08:44 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MMS 37.50