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This instrument was prepared by:

(Name) B. Christopher Battles  
(Address) 3150 Hwy 52, West  
Pelham, AL 35124

Send Tax Notice to:

(Name) Thomas W. Lesser  
(Address) 117 White Cap Circle  
Alabaster, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourteen Thousand and no/1000-----(\$114,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Joseph David Phares and Kandace Nicole Phares, husband and wife  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Thomas W. Lesser, a single person  
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit

**Inst: # 1999-33100**

**08/06/1999-33100**  
**12:26 PM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE**  
**ONE CRH 12.00**

See attached exhibit 'A'

Mineral and mining rights excepted.

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

\$113,068.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

*Verify that this is  
a true and correct copy  
of original.*

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th  
day of April, 19 99.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Joseph David Phares (Seal)  
Joseph David Phares

Kandace Nicole Phares (Seal)  
Kandace Nicole Phares

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that David Phares and Kandace Nicole Phares, whose name(s) 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 9th day of April, 19 99

My Commission Expires:

2-25-2001  
Notary Public

Lot 50-A, of a Resurvey of Lots 46, 47, 50 and 51 of Second Sector, Portsouth, as recorded in Map Book 6, Page 80, in the Probate Office of Shelby County, Alabama, except that part of said Lot 50-A, more particularly described as follows:

From the southwest corner of said Lot 50-A, run northeasterly along the common line between Lot 50-A and Lot 51 for a distance of 17.39 feet to the point of beginning; thence continue northeasterly along same course for a distance of 34.68 feet; thence turn an angle right of 143 degrees 42 minutes and run southerly a distance of 22.55 feet; thence turn an angle right and run southwesterly for a distance of 21.35 feet to the point of beginning.

Minerals and mining rights excepted.

Inst # 1999-33100

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DOE CRH 12.00