

WMA
This instrument was prepared by:
(Name) Massey & Stotser, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: ROY B. ARTHUR
name
4915 CALDWELL MILIT LANE
address
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$142,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOSEPH T. DOLENSKY AND WIFE, SUSAN S. DOLENSKY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ROY B. ARTHUR

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF OLD MILL TRACE, AS RECORDED IN MAP BOOK 7 PAGE 99 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Subject to: (1) Taxes for the year 2000 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$126,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-49554

12/08/1999-49554
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ 25.00

TO HAVE AND 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of December, 19 99

(Seal)

(Seal)

(Seal)

(Seal)

JOSEPH T. DOLENSKY

SUSAN S. DOLENSKY

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, JOSEPH T. DOLENSKY AND WIFE, SUSAN S. DOLENSKY, a Notary Public in and for the said County, in said State, hereby certify that 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 hands and official seal this 3rd day of December, A.D. 19 99

Glen Thrus

Notary Public

MY COMMISSION EXPIRES: 2/17/03