

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

George F. Stockman IV
1808 King Charles Court
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$ 115,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I/we, **John Graham Eley, married** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **George F. Stockman IV** (hereinafter referred to as Grantee), his heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 103, according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7, page 26, in the Probate Office of Shelby County, Alabama.

(NOTE: \$117,300.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith. (The foregoing property constitutes no portion of the homestead of the Grantor nor that of their spouse).

Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves), and for my (our) heirs, executors and administrators covenant with said Grantee, 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 said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal this 29th day of February, 2000.


John Graham Eley

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **John Graham Eley**, 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 they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 29th day of February, in the year 2000.

My Commission Expires:
3/21/2000


Notary Public

Inst # 2000-07118

03/06/2000-07118
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.50