

This instrument was prepared by:
Michael J. Romeo, Attorney at Law
15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO

Form 1-1-37 Rev 1-06

WARRANTY DEED

Inst # 2000-10697

STATE OF ALABAMA
~~JEFFERSON~~ COUNTY

04/03/2000-10697
10:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE: CJ1 13.00

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Eight Thousand Two Hundred Seventy-Five DOLLARS AND NO/100 (\$108,275.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we,

Steven Foster Dove and wife Vicky Dove

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

Jed G. Lippeat

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

Lot 39, according to the Survey of Park Forest Subdivision First Sector, as recorded in Map Book 7, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

1. Ad Valorem Taxes for the year 2000, which said taxes are not due or payable until October 1, 2000.
2. A 40 foot building set back line and easements as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 154, page 423 and Deed Book 323, page 336.
4. Mineral and mining rights in Deed Book 319, page 449.
5. Agreements with Alabama Power Company in Misc. Volume 32, page 421.
6. Easements as to underground cables in Misc. Volume 32, page 420.
7. Restrictions, conditions and limitations in Misc. Volume 31, page 788 and amended in Misc. Volume 33, page 16.

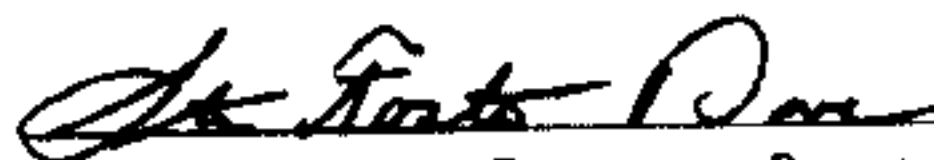
The property is / is not the homestead of the grantor.

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

And said Grantor does for themselves, their successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set their signatures and seals, this 16th day of March, 2000.

Witness


Steven Foster Dove


Vicky Dove

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that,

Steven Foster Dove and wife Vicky Dove, whose name(s) is/are signed to the foregoing conveyance, and who is/are

known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2000.

Notary Public: Michael J. Romeo

My commission expires

9/14/2000

Inst # 2000-10697

04/03/2000-10697
10:40 AM CERTIFIED
DELAWARE COUNTY JUDGE OF PROBATE
002 CJS 13.00