

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35242

GRANTEE'S ADDRESS:  
Mary E. Galters  
139 Carrington Lane  
Calera, Alabama 35040

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
CORPORATION  
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-One Thousand Nine Hundred and 00/100 (\$91,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Denman Builders, Inc., a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Mary E. Galters, a single individual, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit

Lot 60, Carrington-Sector II, according to the Plat thereof recorded in Map Book 25 page 17 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$83,095.25 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR by its President, Rodney B. Denman who is authorized to execute this conveyance, hereto set his signature and seal this the 1st day of June, 2000

Denman Builders, Inc.

  
By: Rodney B. Denman, President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rodney B. Denman, whose name as President of Denman Builders, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of June, 2000

  
NOTARY PUBLIC

My Commission Expires: 3/3/07

COURTNEY MASON, JR.  
NOTARY PUBLIC, ALABAMA  
12255274 125 MARCH 3 2003

Inst # 2000-18302

06/05/2000-18302  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 17.50