

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Margaret B. Stem

134 Lenox Drive
Birmingham, Al. 35242

Inst # 2000-23150

07/11/2000-23150
09:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 14.30

003

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Sixty-Eight Thousand Five Hundred and No/100, (\$168,500.00) DOLLARS, in hand paid to the undersigned, Bruce A. Call, an unmarried man, (hereinafter referred to as "GRANTOR"), by Margaret B. Stem, an unmarried woman, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 42, according to the Survey of Lenox Place, Phase One, as recorded in Map Book 19, Page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2000.
2. 25 foot building line from Lenox Drive and a 10 foot utility easement along the rear lot line, as shown on recorded map.
3. Covenants, conditions, restrictions, limitations, easements and liens for assessments as set forth in Instrument #1994-36074 and Instrument # 1995-26311.
4. Agreement with Alabama Power Company for underground residential distribution, as recorded in Instrument # 1995-12813.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 256, Page 192 and Deed Book 262, Page 254.
6. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 126, Page 185; Book 105, Page 868; Deed Book 142, Page 481 and Deed Book 185, Page 130.
7. Restrictions as shown on recorded map.


ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of July, 2000.


_____(SEAL)
Bruce A. Call
GRANTOR


_____(SEAL)
Margaret B. Stem
GRANTEE

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bruce A. Call, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2000.



NOTARY PUBLIC
My commission expires: My Commission Expires May 21, 2004

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Margaret B. Stem, an unmarried woman, whose name is signed to the foregoing conveyance as GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2000.


NOTARY PUBLIC
My commission expires: My Commission Expires May 21, 2004