

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Armeene Jerome Nicholas
116 Sassafras Circle
Chelsea, Alabama 35043

THE STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Charles R. Gee and Barbara A. Gee, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Armeene Jerome Nicholas** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 217, according to the map of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B & C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$171,200.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of February, 2001.

Witness

Witness

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Charles R. Gee and Barbara A. Gee, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of February, 2001.

Charles R. Gee (Seal)
Charles R. Gee

Barbara A. Gee (Seal)
Barbara A. Gee

Notary Public
My Commission Expires: 02-25-01

03/01/2001-07033
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 12.00

Inst # 2001-07033