

Send tax notice to:  
Debra Stephens

This instrument prepared by:  
✓ James R. Moncus, Jr., LLC  
✓ Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00) , in hand paid to the undersigned, Sam W. Bennett and wife, Susan E. Bennett, (hereinafter referred to as the "Grantor") by Deborah Stephens (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to Bennett's Resurvey of Lots 14 and 15, Block 7, Applecross as recorded in Map Book 27, Page 112, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

\$140,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.


TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Inst # 2001-22878

06/05/2001-22878  
01:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29<sup>th</sup> day of May, 2001.

  
\_\_\_\_\_  
Sam W. Bennett

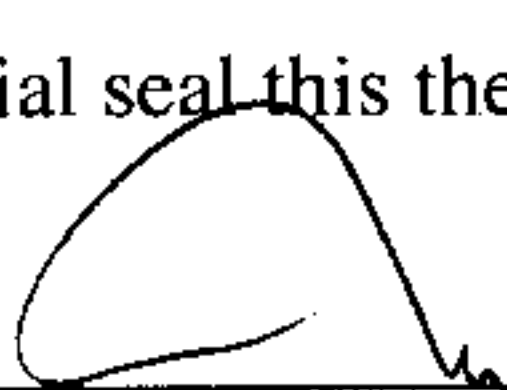
  
\_\_\_\_\_  
Susan E. Bennett

STATE OF ALABAMA  
JEFFERSON COUNTY

)  
)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sam W. Bennett and wife, Susan E. Bennett, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of May, 2001.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-23-04

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