

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Louis J. McGee
4688 Sandpiper Lane
Birmingham, Alabama 35244

COUNTY OF SHELBY)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety-Four Thousand and 00/100 (\$194,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jane York Harless, a single individual, and Bernard C. York and wife, JoAnn W. York** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Louis J. McGee, a married person**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 56, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Page 45 as recorded in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$174,600.00 of the above-recited purchase price is being paid by the proceeds of a mortgage loan executed and recorded 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, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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, said GRANTORS have hereunto set their hands and seals this the 3rd day of May, 2002.

Jane York Harless
By her attorney in fact Bernard C. York
Jane York Harless
by her attorney in fact
Bernard C. York
Bernard C. York
Bernard C. York
JoAnn W. York
By her attorney in fact Bernard C. York
JoAnn W. York
By her attorney in fact
Bernard C. York

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernard C. York, a married 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 THIS 3RD DAY OF MAY, 2002.

PEGGY MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2006

My commission expires: 2-20-07

Notary Public

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernard C. York, whose name as Attorney in Fact for JoAnn W. York, a married person and Jane York Harless, a single individual, 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, in his capacity as Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 3RD DAY OF MAY, 2002.

PEGGY MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2006

My commission expires: 2-20-03

Notary Public