

## EXECUTOR'S WARRANTY DEED

STATE OF ALABAMA ) SEND TAX NOTICE TO:  
 ) Peter Marc Scholl  
COUNTY OF Shelby ) 5015 Stratford Road  
 ) Birmingham, AL 35242.

THIS INSTRUMENT PREPARED BY: David C. Skinner, 2700 Rogers Drive, Suite 208; Birmingham, AL 35209; (205) 871-9566. No title opinion requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS**, that Rick A. Risner and Gene Doeker have been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Co-Executors of the Will and Estate of Deborah J. Risner, deceased, Probate Case #42-145 and have duly qualified as such Executors, and are now acting as such Executors and, therefore, as Co-Executors of the Will and Estate of Deborah J. Risner, (hereinafter "GRANTOR"), for and in consideration of the sum of \$206,000.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, as such Executors, hereby grant, bargain, sell and convey to Peter Marc Scholl and Kara Lindstrom Scholl (hereinafter "GRANTEE"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows::

Lot 95, according to the Survey of Meadowbrook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of SHELBY County, ALABAMA.

\$164,800.00 of the purchase price was paid with a contemporaneous purchase money mortgage. Also executed contemporaneously herewith was a \$20,000.00 future advance mortgage.

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever (of record or otherwise).

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, his/her successors, heirs and assigns, forever.

**GRANTOR DOES HEREBY COVENANT**, for the estate, its successors and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

**GRANTOR HAS HERETO** set his hand and seal on June 10, 2002.



Rick A. Risner, as Co-Executor of the  
Estate of Deborah J. Risner



Gene Doeker, as Co-Executor of the  
Estate of Deborah J. Risner

STATE OF ALABAMA  
COUNTY OF Jefferson

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Rick A. Risner and Gene Doeker, whose names are signed to the foregoing instrument as the Co-Executors of the Will and Estate of Deborah J. Risner, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily and as such Co-Executors on the day and year set forth above.

**GIVEN UNDER MY HAND**, on June 10, 2002.

NOTARY PUBLIC; my commission expires 15 NOV 2002.

