

This instrument was prepared by

Mitchell A. Spears

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Send Tax Notice to:

(Name) Steve L. McKenzie

(Address) P.O. Box 716
Montevallo, AL
35115

Warranty Deed



20020725000345740 Pg 1/1 25.00
Shelby Cnty Judge of Probate, AL
07/25/2002 14:54:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOURTEEN THOUSAND DOLLARS AND 00/100 (\$14,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bill R. Legg and wife Catherine B. Legg**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve L. McKenzie**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Begin at the SE right of way of Alabama Highway No. 25 and the SW boundary of Lot 5, Block 2, according to Map of 100 Acres at Birmingham Junction on E.T.V. & G. Railroad as recorded in Deed Book 14, page 239, in the Shelby County Probate Office; thence Northeasterly along the said right of way 112.00 feet; thence Southeasterly and parallel to said SW boundary of Lot 5 for 141.00 feet; thence Southwesterly and parallel with said right of way 112.00 feet to said SW boundary of Lot 5; thence Northwesterly along said SW boundary 141.00 feet to the point of beginning. According to survey of W. M. Varnon, dated July 21, 1981. Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2002 and subsequent years. 2002 ad valorem taxes are a lien but not due and payable until October 1, 2002.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Highway right of way acquired by Shelby County in condemnation proceeding, as shown or referenced in Probate Minutes 7, Page 414, in Probate Office.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated June 3, 2002, and recorded on June 3, 2002, in Instrument #20020603000258520, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 24th day of

July, 2002.

Bill R. Legg
BILL R. LEGG

Catherine B. Legg
CATHERINE B. LEGG

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bill R. Legg and Catherine B. Legg**, 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 24th day of July, 2002.

[Signature]
Notary Public

My commission expires: 8/13/05