

R0208-0867

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20020807000372770 Pg 1/2 18.50
Shelby Cnty Judge of Probate, AL
08/07/2002 15:43:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
NAJJAR DENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

JAMES S. WONN
46 3RD AVENUE
SHELBY, ALABAMA 35143

STATE OF ALABAMA)
COUNTY OF SHELBY)

** THIS IS TO CERTIFY THAT JAMES LYNCH IS ONE AND
THE SAME AS JAMES DAVIS LYNCH, JR.

WARRANTY DEED

Know All Men by These Presents: That in consideration of **EIGHTY EIGHT THOUSAND AND NO/100 (\$88,000.00) DOLLARS** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, **JUANITA B. LYNCH, AN UNMARRIED WOMAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **JAMES S. WONN** (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 3 AND NORTH HALF OF LOT 2, BLOCK 10, ACCORDING TO THE SURVEY OF PINE GROVE CAMP, AS RECORDED IN MAP BOOK 4, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

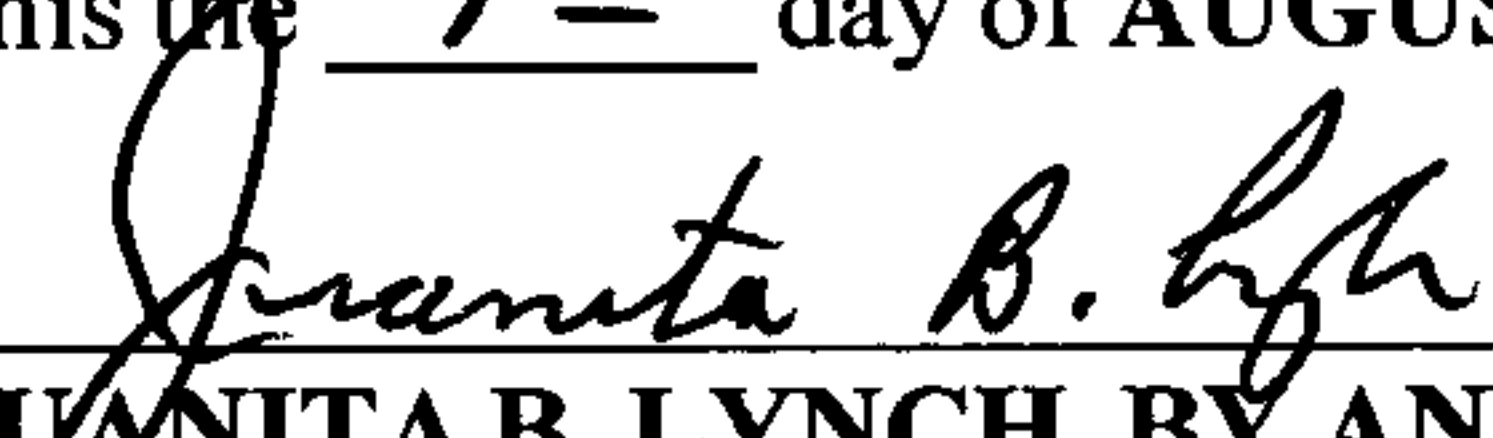
1. Subject to the taxes for the year beginning October 1, 2001, which constitutes a lien, but are not yet due and payable until October 1, 2002.
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 237, page 435 and Volume 52, page 176, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto recorded in Volume 216, page 364, Volume 224, page 68; Volume 243, page 938 and Volume 358, page 147, in the Probate Office of Shelby County, Alabama.

\$83,600⁻ of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES, 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 GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

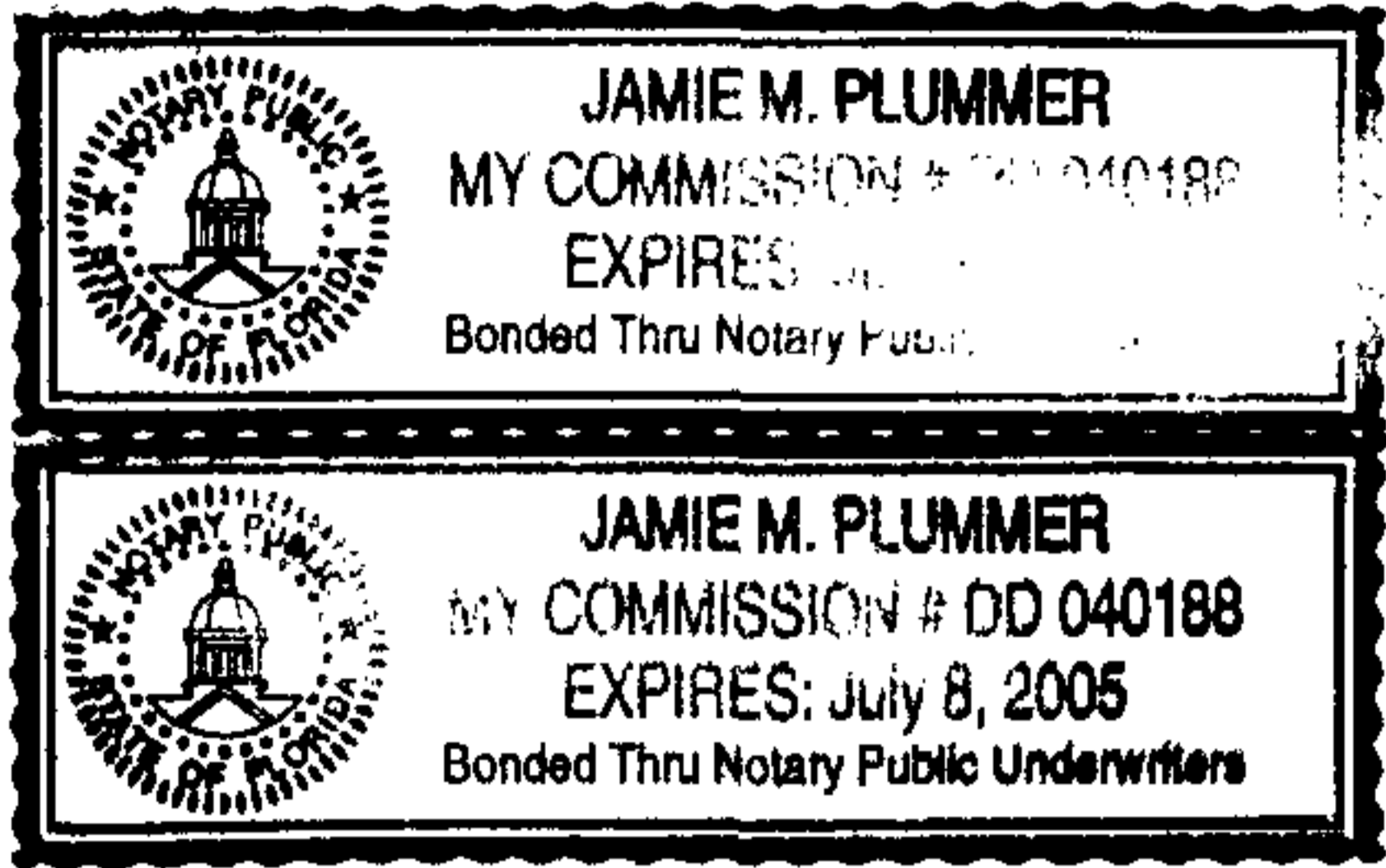
IN WITNESS WHEREOF, the said GRANTOR, **JUANITA B. LYNCH, AN UNMARRIED WOMAN**, has hereunto set its signature and seal, this the 1st day of **AUGUST, 2002**.


JUANITA B. LYNCH, BY AND THROUGH HER
HER ATTORNEY IN FACT, JAMES LYNCH

STATE OF FLORIDA)
COUNTY OF Walton)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **JAMES LYNCH**, whose name as Attorney in Fact for **JUANITA B. LYNCH**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand this the ^{for} 1st day of August, 2002.



Jamie M. Plummer
Notary Public
My commission expires: July 8 2005