

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$158,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Ernest W. Babb and Janice Y. Babb, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Margaret J. Youngman, unmarried, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 55 according to the Survey of Stratford Place, Phase III, Final Plat as recorded in Map Book 13, Page 108, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Grantee's address: 116 Stratshire Lane
Pelham AL 35124

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 28 day of August, 2002.

Ernest W. Babb
Ernest W. Babb, by Janice
Yvonnea Babb, as
attorney-in-fact

Janice Y. Babb
Janice Y. Babb

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Ernest W. Babb and Janice Y.
Babb, by Janice Yvonnea Babb, as attorney-in-fact
husband and wife, whose names are signed to the foregoing
conveyance, and who are known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance,
they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this the 28 day of
August, 2002.

[Signature]
Notary Public

My Commission Expires:

~~8-29-02~~
8-29-06