

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Deborah G. Lynch
2009 Chandalar Court
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety eight thousand nine hundred and no/100 (\$98,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Leah R. Walters f/k/a Leah R. Hardy and Wilbur L. Walters, Jr., wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Deborarh G. Lynch** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 37, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama.

Leah R. Walters and Leah R. Hardy are one and the same person.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$79,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 29th day of May, 2003.

Witness

Witness

STATE OF ALABAMA
COUNTY OF SHELBY

Leah R. Walters
Leah R. Walters f/k/a Leah R. Hardy

Wilbur L. Walters, Jr.
Wilbur L. Walters, Jr.

by his/her agent and attorney-
in-fact, Leah R. Hardy

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Leah R. Walters f/k/a Leah R. Hardy**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of May, 2003.

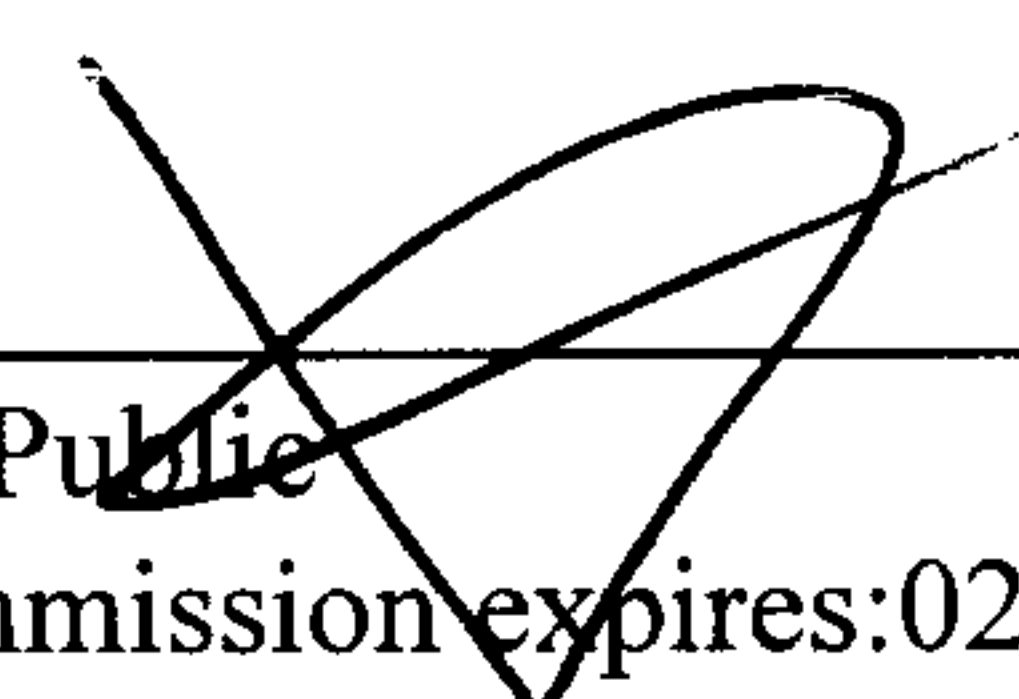
Notary Public
My Commission Expires: 02-25-05

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Leah R. Hardy, whose name as Attorney in Fact for Wilbur L. Walters, Jr., is signed to the foregoing conveyance and who is known to me, acknowledged before me this day 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 day the same bears date.

Given under my hand and official seal this 29th day of May, 2003.



Notary Public

My commission expires: 02-25-05