

## WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

S & S Development, Inc.  
234 Glynn Hollow Circle  
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

\$500.00  
+ int

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, STEVEN SCHENCKER and wife PATRICIA SCHENCKER (herein referred to as Grantors) do grant, bargain, sell and convey unto S & S DEVELOPMENT, INC. (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 2, according to the Survey of Eagle Point, 19<sup>th</sup> Sector, as recorded in Map Book 30, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

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


Subject to that certain mortgage recorded in Inst#20030725000477310

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 23rd day of July, 2003.

  
Steven Schencker

  
Patricia Schencker

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven Schencker and wife Patricia Schencker 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 23rd day of July 2003.

  
Notary Public

My Commission Expires: 6-9-04