

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

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

Steven Schencker  
234 Glynn Hollow Circle  
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantor, S & S DEVELOPMENT, INC., a corporation, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto STEVEN SCHENCKER (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby , to-wit:

Lot 1, according to the Survey of a Final Plat of Aaron Woods, as recorded in Map Book 30, Page 33, in the Probate Office of Shelby County, Alabama.

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


TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said grantee his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, S & S Development, Inc. by Steven Schencker, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 14th day of January , 2004.

S & S Development, Inc.

By:

  
Steven Schencker  
its President

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 whose name as President of S & S Development, Inc., a corporation, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of January , 2004.

  
Notary Public

My Commission Expires: 11/20/2004