20040430000226650 Pg 1/1 119.00
Shelby Cnty Judge of Probate,AL
04/30/2004 12:36:00 FILED/CERTIFIED

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Darryl Seelhorst
Lot 31 Greystone Farms North
Birmingham, AL 35242

STATE OF ALABAMA )
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**: That, for and in consideration of **One Hundred Eight Thousand and 00/100 ($108,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Emerson Lenoir, husband and wife Gloria J. Lenoir,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Darryl Seelhorst,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 31, according to the First Amended Plat of Greystone Farms North, Phase 1, as recorded in Map Book 23, Page 57, in the Probate Office of Shelby County, Alabama.**

Subject To:
Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 27th day of **April, 2004.**

**Emerson Lenoir**

**Gloria J. Lenoir**

**STATE OF** Florida )
: 
**COUNTY OF** Okaloosa )

**I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Emerson Lenoir, husband and wife Gloria J. Lenoir , 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 Instrument they executed the same voluntarily on the day the same bears date.**

**IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of April, 2004.**

**NOTARY PUBLIC**
**My Commission Expires:** 8-21-2007

MONEKA EDWARDS
MY COMMISSION # DD 243690
EXPIRES: August 21, 2007
Bonded Thru Notary Public Underwriters

CLAYTON T. SWEENEY, ATTORNEY AT LAW