



20080707000272910 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
07/07/2008 12:34:07PM FILED/CERT

Send tax notice to:

Steven M. Lee  
5063 Applecross Road  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

BHM0800274  
STATE OF ALABAMA  
COUNTY OF SHELBY

Shelby County, AL 07/07/2008  
State of Alabama  
Deed Tax: \$70.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00) in hand paid to the undersigned James M. Nolan and Tonya N. Nolan, each unmarried (hereinafter referred to as "Grantors") by Steven M. Lee and Kristy R. Lee (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 3, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

*\$215,000 of the above consideration was paid from proceeds of  
a mortgage loan.*

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) James M. Nolan and Tonya N. Nolan hereunto set their signature(s) and seal(s) on July 2, 2008.

James M. Nolan  
James M. Nolan

Tonya N. Nolan  
Tonya N. Nolan

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Nolan and Tonya N. Nolan, each unmarried, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2008.

Mary Pamela Short  
Notary Public  
Print Name:  
Commission Expires: 8/28/10

(NOTARIAL SEAL)

