

This instrument prepared by

(Name) ✓ COURTNEY H. MASON, JR.
P. O. BOX 360187
(Address) BIRMINGHAM, AL 35236-0187

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND TWO HUNDRED FIFTY AND NO/100TH (\$20,250.00) DOLLARS

to the undersigned grantor (whether one or more), in full paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**SCOTT D. SCHRAM AND I. KAY SCHRAM, FORMERLY HUSBAND AND WIFE,
NOW BOTH SINGLE**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

GLORIA S. BISHOP

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 1, Block 3, according to the survey of Indian Valley, Fourth Sector as recorded in Map Book 5, page 99 in the office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Johnson & Associates Mortgage Company dated May 23, 1978, and recorded in Mortgage Book 378 page 490, and assigned to Charter Mortgage Company in Misc. Book 32 page 233 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantee's Address: 2444 Mahaska Drive, Birmingham, Alabama 35244

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 15th day of January, 19 85

BOOK 015 PAGE 567

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed TAX 20.50
Rec 2.50
Jud 1.00
24.00
1985 JAN 21 AM 10:42
(SEAL)

Scott D. Schram (SEAL)
SCOTT D. SCHRAM
I. Kay Schram (SEAL)
I. KAY SCHRAM
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that **SCOTT D. SCHRAM AND I. KAY SCHRAM, FORMERLY HUSBAND AND WIFE, NOW BOTH SINGLE**

who 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 15th day of January, A.D. 19 85

Courtney H. Mason, Jr.
NOTARY PUBLIC
Notary Public