

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Ms. Janice W. French
1748 Port South Lane
Alabaster, Alabama 35007

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WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND SEVEN HUNDRED THIRTY AND 21/100 DOLLARS (\$30,730.21) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

JAMES R. SHROYER, an unmarried man

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

JANICE W. FRENCH, an unmarried woman

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

Lot 69, according to the Survey of Port South, Third Sector, as recorded in Map Book 7 page 110 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: Easements and restrictions of record.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Home Federal Savings and Loan Association recorded in Mortgage Book 403 page 822 in the Office of the Judge of Probate of Shelby County, Alabama according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$10,665.47 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. (Third mortgage - Grantee has given a purchase money second mortgage to Amsouth Bank, N.A. on even date herewith.)

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 30th day of December, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

James R. Shroyer

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

1986 JAN -3 AM 9:11

Judge of Probate

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Shroyer, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1985.

(NOTARIAL SEAL)

Notary Public

Deed TAX 20.50
Rec 2.50
Jud 1.00
24.00

Amsouth Bank