

This instrument was prepared by

✓ COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

145-

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SEVEN THOUSAND ONE HUNDRED TEN & 00/100---- (\$87,110.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Robert L. Copus, Sr. and wife, Linda V. Copus (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael J. Payne, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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Lot 5, according to the survey of Little Oak Ridge Estates, First Sector, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 30, being situated in Shelby County, Alabama.

PAGE

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

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\$69,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK

GRANTEES' ADDRESS: 5 Oak Ridge Drive, Pelham, Alabama 35124

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, we have hereunto set our hands and seals, this 30th day of December, 1987.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN -5 AM 10:22

Robert L. Copus, Sr. (SEAL)
Robert L. Copus, Sr.

Linda V. Copus (SEAL)
Linda V. Copus

STATE OF ALABAMA
SHELBY COUNTY COUNTY

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Robert L. Copus, Sr. and wife, Linda V. Copus 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December A.D., 1987

1. Doc. Tax \$ 17.50
2. Mfg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 21.00

[Signature]
Notary Public

My Commission Expires March 10, 1991