

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

1252
WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND & NO/100— (\$115,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Hershel Dailey, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sunshine Brooke Bigge, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, Block 12, according to the Survey of Broken Bow South, as recorded in Map Book 11, page 82, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$92,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4849 Keith Drive, Birmingham, Alabama 35242-3236

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE ABOVE GRANTOR AS DEFINED BY CODE OF TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns ALABAMA. 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 have hereunto set my hand and seal, this 17th day of November, 1989.

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

89 NOV 20 PM 2:06

Hershel Dailey (SEAL)
Hershel Dailey

STATE OF ALABAMA
SHELBY COUNTY COUNTY

Thomas A. 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 Hershel Dailey, a married 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 17th day of November A.D., 1989

[Signature]
Notary Public

My Commission Expires March 10, 1991

1. Deed Tax	\$ 22.00
2. [unclear]	\$ 2.50
3. [unclear]	\$ 3.00
4. [unclear]	\$ 1.00
5. [unclear]	\$ 1.00
6. [unclear]	\$ 1.00
Total	\$ 29.50