

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
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(205) 833-1571

This instrument was prepared by:

(Name) JEFFREY E. ROWELL
(Address) P.O. Box 26427
Birmingham, AL 35226

Send Tax Notice to:

(Name) Veronica Brown
(Address) 661 Hidden Valley Road
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON

_____ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Nineteen Thousand and no/100 Dollars (\$119,000.00)

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

Rodney L. Schellack and wife Nancy M. Schellack

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

Veronica Brown

(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 Hidden Valley Estates, as recorded in Map Book 6 Page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the current year; and
2. Easements, restrictions, covenants, rights-of-way, and other matters of record.

\$70,000.00 of the consideration herein was derived from a purchase money mortgage given simultaneously herewith.

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

90 MAR -9 AM 9:41

William H. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 49.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.30
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 55.50

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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 2nd day of March, 19 90

(Seal) Rodney L. Schellack (Seal)

(Seal) Nancy M. Schellack (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON

_____ County } **General Acknowledgment**

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that Rodney L. Schellack and wife Nancy M. Schellack

whose name(s) 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 2nd day of March, 19 90

MY COMMISSION EXPIRES APRIL 7, 1991

My Commission Expires:

Notary Public