

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: **Carmen Brantley**
(Name) _____
(Address) Rt. 6, Box 16
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and 00/100, (\$9,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Marie M. Hurt, also known as **Marie Hurt**, an unmarried woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Carmen V. Brantley

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

Lot 22, according to the Map of Ripple Creek Estates, Phase II, as recorded in Map Book 14, Page 39, in the Probate Office of Shelby County.

SUBJECT TO:

Rights, reservations and restrictions of record.
Mineral and mining rights.

Purchase Money First Mortgage to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, in the sum of \$49,500.00.

BOOK 304 PAGE 819

1. Debt Tax	34.00
2. L. & T. Tax	0.00
3. L. & T. Tax	0.00
4. L. & T. Tax	0.00
5. L. & T. Tax	0.00
6. Current Tax	7.00
Total	41.00

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 6th
day of August, 19 90

STATE OF ALABAMA, SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

Marie M. Hurt (Seal)
Marie M. Hurt

90 AUG 10 AM 9:51

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that **Marie M. Hurt**

a Notary Public in and for said County.

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of August, 19 90