

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Trevor A. Wright  
(Address) 2822 St. Patrick Place  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100ths

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

Lewis Roland Shipp, Jr. and wife, Julie Anne Gray Shipp

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

Trevor A. Wright

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

Lot 40, according to the Survey of Braelinn Village, Phase II, as recorded  
in Map Book 13 page 125 in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

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

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF  
THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY LEWIS ROLAND SHIPP, JR., AND WIFE,  
JULIE ANNE GRAY SHIPP, AND DELIVERED TO JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION OF BIRMINGHAM, IN THE  
AMOUNT OF \$77,382.00 DATED NOVEMBER 30, 1989, AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF  
EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN REAL 268 PAGE  
969; SAID MORTGAGE WAS ASSIGNED TO SECURITY SAVINGS & LOAN ASSOCIATION IN REAL 274 PAGE 892 AND BEING  
FURTHER ASSIGNED TO FIRST SECURITY MORTGAGE CORPORATION IN REAL 273 PAGE 917, IN THE SHELBY COUNTY REGISTER  
OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATIONS TO REPAY THE DEBT.

BOOK 366 PAGE 481

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

91 OCT -1 AM 11:07

JUDGE OF PROBATE

1. Deed Tax	\$ 2.00
2. Mfg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 8.50

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 20th  
day of September, 19 91

(Seal)

(Seal)

(Seal)

Lewis Roland Shipp, Jr. (Seal)  
Julie Anne Gray Shipp (Seal)

STATE OF ALABAMA  
SHELBY

County }

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

Lewis Roland Shipp, Jr. and wife, Julie Anne Gray Shipp

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 20th day of September, 19 91

My Commission Expires:

3-5-91 COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES

Notary Public