

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Sharol J. Hammer

name

3508 Wildewood Drive

address

Pelham, Alabama 35124

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY SEVEN THOUSAND AND NO/100-----

-----DOLLARS (\$77,000.00)

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sharol J. Hammer, unmarried

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

Lot 49, Block 2, according to the Survey of Wildewood Village Fifth Addition,
as recorded in Map Book 9, page 165, in the Probate Office of Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, 20 foot building line, easements, rights of way and
agreement with Alabama Power Company of record.

Subject to rights of owners of property adjoining property in and to the joint
or common rights in building situated on said lots, such rights include but
are not limited to roof, foundation, party walls, walkway and entrance.

\$ 73,150.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1994-10485

03/31/1994-10485
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

TO HAVE AND 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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 25th
day of March, 19 94

(Seal)

Karen L. Chrin
Karen L. Chrin

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Karen L. Chrin, unmarried
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 hands and official seal this 25th day of March A.D., 19 94

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

4-10485