

This instrument was prepared by
Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Inst # 1995-16742

That in consideration of SIXTY SEVEN THOUSAND & NO/100---- (\$67,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Juel S. Adams, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Noel A. Gordon, 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 31, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7 page 62, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$60,327.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 753 Cahaba Manor Trail Pelham, Alabama 35124

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 have hereunto set my hand and seal, this 23rd day of June, 1995.

Juel S. Adams by and through her attorney in fact
Dawson E. White, Jr. (SEAL)
Juel S. Adams, by and through her Attorney-In-Fact, Dawson E. White, Jr.

State of Alabama) County of Shelby)
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Dawson E. White, Jr., whose name as Attorney In Fact for Juel S. Adams 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND THIS, THE 23rd DAY OF JUNE, 1995.

My Commission Expires: 2-20-99

Dawson E. White, Jr.
Notary Public

Inst # 1995-16742

06/26/1995-16742
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50