

This instrument was prepared by

Send Tax Notice To:

Andrew J. Coleman

John Devan Gordon

Name)
205 20th Street North, Ste. 915
Birmingham, AL 35203

(Name)
206 Ivybrook Trail
Pelham, AL 35124

Address)
(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one hundred, twenty three thousand and 00/100 (\$123,000.00)

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George Neal York and Gina Marie York

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

John Devan Gordon

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

Lot 33, according to the survey of Ivy Brook Phase Two, First
Addition as recorded in Map Book 19, page 35, in the Probate Office
of Shelby County, Alabama.

Inst # 1996-21116

Inst # 1996-21116

07/01/1996-21116
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 34.50

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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of

June, 19 96.

[Signature] (Seal) _____ (Seal)
[Signature] (Seal) _____ (Seal)

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, Fran Elrod, a Notary Public in and for said County in said State, hereby certify that George Neal York and Gina Marie York 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 the 28th day of June, 19 96.

[Signature]
Notary Public