

STATE OF ALABAMA
COUNTY OF SHELBY

QUIT CLAIM DEED

THIS DEED, MADE AND ENTERED INTO THIS 23RD DAY OF AUGUST, 1996,
BY AND BETWEEN PEGGY VANDERGRIFT, AN UNMARRIED WOMAN,
HEREIN CALLED "GRANTOR", AND CYNTHIA KIRBY, AN UNMARRIED
WOMAN HEREIN CALLED "GRANTEES";

Inst # 1996-29266

THAT FOR AND IN CONSIDERATION OF THE SUM OF \$30,000.00 (THIRTY
THOUSAND DOLLARS AND 00/100), AND OTHER GOOD AND VALUABLE
CONSIDERATION, TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY THE
GRANTEE, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE
UNDERSIGNED GRANTOR(S), DO GRANT, SELL AND CONVEY UNTO SAID
GRANTEE, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY
COUNTY, ALABAMA.

LOT 2, ACCORDING TO THE SURVEY OF THE GLEN AT GREYSTONE, SECTOR
ONE, AS RECORDED IN MAP BOOK 15, PAGE 97, THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

25,000.00 OF THE AMOUNT ABOVE (30,000.00) WAS PAID FROM A MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HEREWITH.
THE REMAINING AMOUNT OF 5,000.00 IS TO BE PAID FROM PERSONAL
PROCEEDS OF CYNTHIA KIRBY.

THE GRANTEE HEREBY AGREES TO ASSUME THE MORTGAGE THAT IS
PRESENTLY ON THE PROPERTY TO COMMUNITY FIRST BANK. THE SAID
MORTGAGE HAS RECENTLY BEEN SOLD TO REGIONS MORTGAGE.

09/05/1996-29266
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE W. MONTGOMERY
9.28
601 103

SUBJECT TO TAXES FOR 1996, AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS AND
RESTRICTIONS AND RESTRICTIONS OF RECORD.
TO HAVE AND TO HOLD UNTO SAID GRANTEE AND HIS/HER/THEIR
ASSIGNS FOREVER.

AND WE DO FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, AND
ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, THAT WE ARE
LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES, IT IS FREE FROM ALL
ENCUMBRANCES, UNLESS OTHERWISE NOTED ABOVE, AND THAT THEY
HAVE A GOOD RIGHT TO CONVEY THE SAME AS AFORESAID.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS AND SEALS
THIS THE 23RD DAY OF AUGUST, 1996.


PEGGY VANDERGRIFT

STATE OF ALABAMA
COUNTY OF STATE AT LARGE

I, THE UNDERSIGNED NOTARY PUBLIC, HEREBY CERTIFY THAT PEGGY
VANDERGRIFT WHOSE NAME IS SIGNED TO THE FOREGOING
CONVEYANCE, AND WHO IS NOT KNOWN TO ME, ACKNOWLEDGED BEFORE
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 23RD DAY OF
AUGUST, 1996.

 MY COMMISSION EXPIRES 3/13/98