

SEND TAX NOTICE TO:

Ellen L. Rodgers
4939 Caldwell Mill Lane
Birmingham, AL 34242

WARRANTY DEED

THE STATE OF ALABAMA,
Jefferson, COUNTY.

(\$132,000.00)

One Hundred, Thirty Two Thousand and 00/100----- DOLLARS
KNOW ALL MEN BY THESE PRESENTS, that in consideration of and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Patrick D. Courtney and Cheryl Courtney, husband and wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Ellen L. Rodgers (herein referred to as GRANTEE(S)), her heirs and assigns, the following described Real Estate, situated in the County of Jefferson, and State of Alabama, to-wit:

Lot 30, according to the Survey of Old Mill Trace, as recorded in Map Book 7, page 99 A and B, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record. \$90,000.00 of the above recited consideration was provided by a mortgage loan closed herewith. TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 16th day of May 19 97.

Patrick D. Courtney (L. S.)
Cheryl Courtney (L. S.)
Cheryl Courtney (L. S.)

** Cheryl Courtney is the same person as Cheryle Courtney, grantee in Warranty Deed dated March 2, 1992, recorded in Book 395 Page 394.

THE STATE OF ALABAMA,
Jefferson, COUNTY.

I, Carole W. Covington, a Notary Public in and for said State hereby certify that Patrick D. Courtney and Cheryl Courtney, husband and wife whose names 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. 16 day of May 19 97

Carole W. Covington
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 2, 2000.
Notary Public
BONDED THRU NOTARY PUBLIC UNDERWRITERS

FOR RECORDING ONLY

Inst # 1997-20947

07/03/1997-20947
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 50.50