

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice To: KATHY A. UPTAGRAFFT
name
2332 TAHITI LANE
address
ALABASTER, AL 35007

WARRANTY DEED-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY FOUR THOUSAND AND NO/100 (\$44,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

JOSEPH B. TODHUNTER and wife, MARY C. TODHUNTER

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

KATHY A. UPTAGRAFFT, an unmarried woman

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

Lot 7, Block 6, according to the Survey of South Wind, 2nd Sector, as recorded in Map Book 8, page 106 in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

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

\$44,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst. # 1998-26373

07/13/1998-26373
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 4.50

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 1st day of July, 1998.

(Seal)

(Seal)

(Seal)

JOSEPH B. TODHUNTER

MARY C. TODHUNTER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH B. TODHUNTER and wife, MARY C. TODHUNTER, whose name B. 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 1st day of July, A. D., 1998.

225-200

Notary Public

Inst. # 1998-26373