

SEND TAX NOTICE TO:

Ms. Sheila Dawkins
190 Park Place Lane
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst # 1999-37211

09/03/1999-37211
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CMH 11.50

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FOURTEEN THOUSAND, NINE HUNDRED AND NO/100.....(\$114,900.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We, **TERRY L. TIDWELL and WANDA TIDWELL, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **SHEILA DAWKINS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY County, Alabama** to-wit:

Lot 31, according to the Amended Plat of Park Place, Fourth Addition, as recorded in Map Book 18 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1999 and subsequent years, not yet due and payable.
2. Easements, Restrictions, Covenants, Conditions, Limitations, Rights-of-Way, Transmission Line Permits, and Building Lines of record.

\$114,826.00 of the purchase price received herein was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of September, 1999.

Terry L. Tidwell (Seal)
TERRY L. TIDWELL

Wanda Tidwell (Seal)
WANDA TIDWELL

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry L. Tidwell and Wanda Tidwell, 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.

Given under our hands and official seals this 1st day of September, 1999.

[Signature]
Notary Public

My Commission Expires: 11/5/99

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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.90