

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Christopher R. Bevard

(Address) 110 Oaklawn Street
~~35057~~ Columbiana AL 35057

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Nine Thousand Nine Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Margaret F. Vance, a Single woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto Christopher R. Bevard

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

Lot 10, Block 4, According to J. W. Johnston's Addition to the Town of Columbiana, Alabama, as shown by Map recorded in Map Book 3, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, Rights of way and permits of record.

\$59,410.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst. # 2000-41868

12/06/2000-41868
08:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MEL 11.50

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, I have hereunto set my hand(s) and seal(s), this 1st day of December, 2000.

_____(Seal) Margaret F. Vance _____(Seal)
Margaret F. Vance
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret F. Vance, whose name is signed to the foregoing conveyance, is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A.D., 2000.

My Commission Expires: 10/16/04

Notary Public

[Handwritten Signature]

Inst # 2000-41868