

This instrument was prepared by

(Name) Daniel M. Spitler
1972 Chandalar South Office Park
(Address) Pelham, Alabama 35124



This form furnished by
Canaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Telephone 205-633-1130
Representing St. Paul Title Insurance Corporation

WARRANTY DEED

646

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand Seven Hundred Fifty and no/100----- dollar

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

Melvin Cotman and wife, Helen G. Cotman

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

✓ Helen Stoppelbein, our total undivided interest

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

Lot 4, Block 1, according to Amended Map of Wildewood Village, as recorded in Map Book 8, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc., recorded in Mortgage Book 405 Page 430-432 in the Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured and also the mortgage corrected in Mortgage Book 406, Page 868 in said Probate Office, of Shelby County, Alabama.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of October, 19 80

BOOK 330 PAGE 224

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 DEC 16 PM 1:22
JUDGE OF PROBATE

Rec. 150
Sub. 100
850

Melvin Cotman (SEAL)
Helen G. Cotman (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 Melvin Cotman and wife, Helen G. Cotman

whose name(s) 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 31st day of October, A.D. 19 80

3407 Wildewood Dr.
Pelham, Ala. - 35124

Daniel M. Spitler
Notary Public