

Send Tax Notice to:
Name First Mortgage any, Inc.
Address P.O. Box 1280
Tuscaloosa, Alabama 35403
Zip

This instrument was prepared by
(Name) WILLIAM J. WYNN, ATTORNEY AT LAW
(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY } COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THOUSAND THREE HUNDRED EIGHTY AND 87/100-----DOLLARS..
(\$35,380.87 of the above consideration being in the form of a mortgage assumed).
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, STEVEN C. TUDOR and wife, CHRISTINE T. TUDOR,

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

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

Lot 4, according to the survey of Deer Springs Estates as recorded in Map Book 5, Page 38, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981
2. Building lines, easements, and mineral and mining rights incident thereto.
3. Mortgage to First Mortgage Company, Inc., recorded in Volume 401, Page 105 In the Probate Office of Shelby County, Alabama and corrected in Volume 402, Page 37 and transferred to Federal National Mortgage Association in Misc. Volume 35, Page 753, in said Probate Office, which Grantee assumes and agrees to pay.

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Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED/CERTIFIED

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, we have hereunto set our hands(s) and seal(s), this 27th day of February, 19 81.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1981 MAR ~2 AM 8:25
NOTARY PUBLIC

Steven C Tudor (Seal)
STEVEN C. TUDOR
Christine T. Tudor (Seal)
CHRISTINE T. TUDOR
(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 STEVEN C. TUDOR AND WIFE, CHRISTINE T. TUDOR, 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 my hand and official seal this 27th day of February, A. D., 19 81

Notary Public

BOOK 331 PAGE 399