

THIS INSTRUMENT PREPARED

83

NAME William H. Halbrooks, Attorney

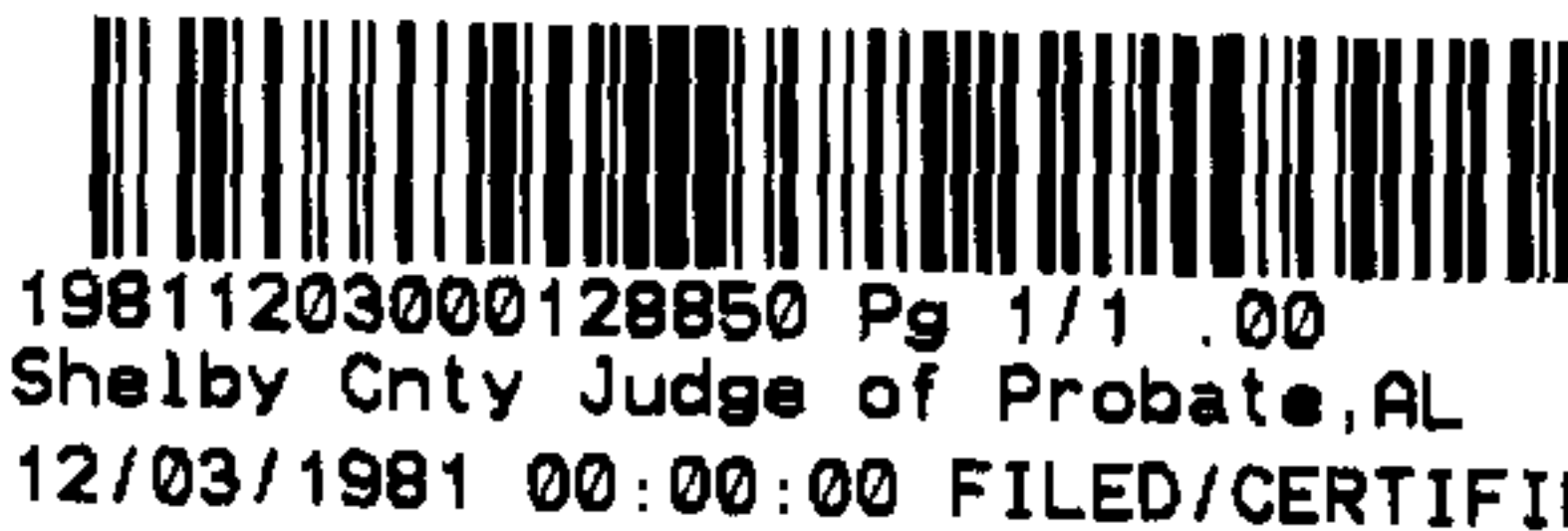
ADDRESS Suite 820 One Independence Plaza Birmingham, AL 35209

WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,



That in consideration Eighteen Thousand and no/100-----DOLLARS
to the undersigned ~~grantor~~ and the assumption of the mortgage herein:
John K. Newton and wife, Connie S. Newton
in hand paid by Cynthia S. Selleck, grantee

the receipt whereof is acknowledged they the said grantors
do grant, bargain, sell and convey unto the said grantee

the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 106, according to the Survey of Dearing
Downs, 1st Additions, as recorded in Map
Book 6, page 141, in the Office of the Judge
of Probate of Shelby County, Alabama.

Subject to taxes, easements and restrictions
of record.

And as further consideration the grantee herein
expressly assume and promise to pay that certain
mortgage to Molton, Allen & Williams as recorded
in Mortgage Book 380, page 816, in said Probate
Office according to the terms and conditions
of said mortgage and the indebtedness thereby
secured.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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~~ (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances:

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 hand and seal s, this 25th
day of November, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX \$18.00
Rec 1.50
Ind 1.00
20.50

John K. Newton
John K. Newton

1981 DEC -3 AM 9:27

State of

ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said Sta
hereby certify that John K. Newton and wife, Connie S. Newton
whose names are signed to the foregoing conveyance, and who are know to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance they executed the same voluntar
on the day the same bears date.

Given under my hand and official seal this 25th day of November A. D., 1981.

William H. Halbrooks