



505
american title insurance company

Send Tax Notice to:
Karen D. Summerlin
Box 188 Allen Drive
Alabaster, Alabama 35007

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Richard C. Godwin, Attorney
(Address) 437 Huffman Road, Birmingham, Alabama 35215

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of TEN THOUSAND SEVEN HUNDRED SEVENTY FIVE and 76/100 - - - DOLLARS
and the assumption of the mortgage described below.

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

Kenneth E. Bryars and wife, Marie Carroll Bryars

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

Karen D. Summerlin

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

Commence at the Northwest corner of South half of Southwest Quarter of Southeast quarter, Section 25, Township 20, Range 3 West, and run Thence Southerly along the West boundary of said Quarter-Quarter section 136 feet for the point of beginning of the lot herein described and conveyed; thence Easterly and parallel with the South Boundary of said Quarter-Quarter section 138 feet to the West boundary of a 24 feet wide street or road; thence Southerly along the West boundary of said road and parallel with the West boundary of said Quarter-Quarter section 136 feet; thence turn an angle of 90 degrees to the right and run Westerly and parallel with the North boundary of said Quarter-Quarter section 138 feet; to the West boundary of said Quarter-Quarter section; thence Northerly along the West boundary of said Quarter-Quarter section 136 feet to point of beginning.

Subject to right of way of record and taxes for the current year, and the mortgage described below.

NOTE: The Grantee herein has assumed and by these presents does assume to pay the balance of that certain mortgage given by Kenneth E. Bryars and wife, Marie Carroll Bryars to Alva J. Andrews and wife, Florence G. Andrews, recorded in Volume 376 Page 621 in the 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 the said GRANTEEES, 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 GRANTEEES, 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 2nd day of February, 1982.

Deed TAX 11.00
Rec 1.50
Jud 1.00
T3.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1982 FEB 15 AM 8:52
JUDGE OF PROBATE

Kenneth E. Bryars (Seal)
Kenneth E. Bryars
Marie Carroll Bryars (Seal)
Marie Carroll Bryars

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth E. Bryars and wife, Marie Carroll Bryars 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 2nd day of February, A. D., 19 82.