

THIS INSTRUMENT PREPARED BY: *580*

NAME: Commonwealth Land Title Company
ADDRESS: 700 N. Pearl, Dallas, Texas

Send Tax Notice To:
H. Hunter Garbee, Jr.

4951 Meadowbrook Road

B'ham, AL 35243

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Eight Thousand Four Hundred Thirty-Four and 13/100 DOLLARS and the assumption of the mortgage herein:

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

DAVID P. McGOWAN and GRACE McGOWAN, individually and as husband and wife,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

H. Hunter Garbee, Jr. and M. Joyce Garbee

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

Lot 92-A, according to a Resurvey, as recorded in Map Book 7, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama of Lots 42, 70, 91, 92 and 94, Meadow Brook, Second Sector, Phase I. Mineral and mining rights excepted.

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BOOK

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 Real Estate Financing, Inc. as recorded in Mtg. Book 403, page 658 and assigned to Citizens Federal Savings and Loan Assoc. in Misc. Vol. 36, page 976, 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, 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 GRANTEE(S), their heirs and assigns, that I (we) 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 GRANTEE(S), 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 17th day of April, 1982.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

Deed TAX \$8.50
Per 1.50
Due 1.00 1982 JUN 17 AM 9:51 (Seal)

61.00
61.00
Thomas G. Sanders, Jr. (Seal)

JUDGE OF PROBATE

David P. McGowan (Seal)

Grace McGowan (Seal)

GRACE McGOWAN

(Seal)

STATE OF ALABAMA
COUNTY }

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that David P. McGowan and Grace McGowan whose name(s) are signed to the foregoing conveyance, and who are known to 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 17th day of April, 1982.

A. D. 1982

Harold K. Walker (Seal)
NOTARY PUBLIC
113651