

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW
1285-E Hueytown Road
(Address) Hueytown, Alabama 35023



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

34,000

That in consideration of SEVENTY-SIX THOUSAND FOUR HUNDRED FOUR AND 37/100-----DOLLARS (\$42,404.37 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, Frank L. LaPete and wife, Patricia S. LaPete,

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

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

Lot 24, according to the Survey of Portsmouth, First Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. 35-foot building set back line from Portsmouth Lane.
3. Easements, restrictive covenants and conditions of record.
4. Agreements, permits and rights-of-way of record.
5. Mortgage to Molton, Allen & Williams, Inc., recorded in Mortgage Book 342, Page 630, which was assigned to Federal National Mortgage Association, by instrument recorded in Misc. Book, 10, Page 59, in said Probate Office, which Grantee assumes and agrees to pay.

BOOK 341 PAGE 476

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 28th day of July, 19 82

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

1982 JUL 29 AM 9:33

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Frank L. LaPete
Frank L. LaPete
Patricia S. LaPete
Patricia S. LaPete

Deed 34.00
Rec. 1.50
Ind. 1.00
36.50

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Frank L. LaPete and wife, Patricia S. LaPete

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 28th day of July, A.D. 19 82

Paul Wynn
1285 E Hueytown Rd
Form Ala 30
Hueytown 35023

William J. Wynn
Notary Public