

This instrument was prepared by
(Name) Gloria Anne Wear

736

(Address) 244 Brentwood Drive, Remlap, AL 35133

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTEEN THOUSAND AND NO/100 (18,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Willie Joe Wear and Gloria Anne Wear

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

David V. Gaston and Wife - Patricia B. Gaston

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

The North 1/2 of the South 1/2 of the SE1/4 of the NW 1/4 of Section 1,
Township 20, Range 2 East, Shelby County, Alabama.

Subject to existing easements, restrictions, setbacks, rights of ways,
limitations if any of record.

\$9257.96 of Purchase Price recited is in a first mortgage held by
United Companies Mortgage & Investment Co. of Birmingham, Alabama

\$7242.04 of Purchase Price recited is provided by a second (2nd)
mortgage payable to the sellers, Willie Joe Wear and Gloria Anne Wear.

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 17th
day of August, 1982.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(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 David V. Gaston and Patricia B. Gaston whose name David V. Gaston 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 17th day of August, 1982.

Donald M. Gaston

Willie Joe Wear

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