

This instrument was prepared by

(Name) John L. Hartman, III

(Address) Post Office Box 846, Birmingham, Alabama 35201

(Telephone) (205) 939-0590

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and No/100 Dollars (\$5,000.00) and the assumption of the first mortgage on the subject property to First Southern Federal Savings and Loan Association, Dothan, Alabama, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David S. Zauchin and wife, Debra R. Zauchin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Debra R. Zauchin, a single woman,

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

Lot 7, in Block 1, Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, reservations and easements of record, including but not limited to:

35' building line as shown by recorded map;

5' easement on real as shown by recorded map;

right-of-way to Alabama Power Company recorded in Vol. 188, Page 544, in the Probate Office of Shelby County, Alabama, and

restrictions recorded in Misc. Vol. 27, Page 507, in said Probate Office.

SEND TAX NOTICE TO:

Debra R. Zauchin

1226 Bennett Circle

Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 10th day of August, 1983.

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

(Seal)

1983-AUG-11 PM 2:43

(Seal)

THOMAS G. SPOWDER
CLERK OF PROBATE

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Recd THX \$5.00
Fee 1.50
Fund 1.00
7.50

General Acknowledgment

I, Edwina Lynne White, a Notary Public in and for said County, in said State, hereby certify that David S. Zauchin and wife, Debra R. Zauchin, 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 10th day of August, A. D., 1983.

EDWINA LYNNE WHITE
My Commission Expires 10-1-84

No. 33542

Notary Public

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