

This instrument was prepared by

868

(Name) COURTNEY H. MASON, JR., P. O. BOX 1007

(Address) ALABASTER, ALABAMA 35007

Policy Issued by: Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINE THOUSAND AND NO/100TH (\$9,000.00) Dollars

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

ANDREW R. SHEPPARD AND WIFE, DONNA P. SHEPPARD

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

FRANCES MANESS

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

SEE ATTACHED LEGAL DESCRIPTION

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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 19th day of DECEMBER, 1983

(SEAL)

Andrew R. Sheppard
ANDREW R. SHEPPARD

(SEAL)

(SEAL)

Donna P. Sheppard
DONNA P. SHEPPARD

(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 ANDREW R. SHEPPARD AND WIFE, DONNA P. SHEPPARD

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 19TH day of DECEMBER, 1983

[Signature]
Notary Public

Begin at the Northeast corner of Lot 20, Map of Sunnybrook Subdivision, First Addition, as recorded in Map Book 7, Page 1, in the Shelby County Probate Office; thence Southerly along the East boundary of said Lot 20 to the Southeast corner thereof; thence 90 deg. 00 min. left in an Easterly direction 139.70 feet; thence 90 deg. 02.50 min. left in a Northerly direction 16.45 feet; thence 90 deg. 02.50 min. right, in an Easterly direction 40.10 feet; thence 90 deg. 00 min. left in a Northerly direction 200.00 feet to intersection with the South boundary of Sunnybrook Road as shown on said Map of Sunnybrook Subdivision, First Addition; thence 90 deg. 00 min. left in a Westerly direction along said South boundary 180.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Real Estate Financing, Inc. dated June 1, 1978, and recorded in Mortgage Book 378, Page 829, and last assigned to Federal National Mortgage Association by assignment recorded in Misc. Book 26, Page 151, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEE'S ADDRESS: 1802 Sunnybrook Lane, Helena, Alabama 35080

APR
CPD

STATE OF ALABAMA
SHELBY COUNTY
1983 DEC 20 PM 3:05
Thomas A. Henderson, Jr.
CLERK OF COURTS

<i>Deed</i>	Tax	4.00
<i>Rec</i>		3.00
<i>Ind</i>		1.00
		<hr/> 13.00

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