

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME BILL WYNN, Attorney at Law
1285-E Hueytown Road
ADDRESS: Hueytown, Alabama 35023

BENNY CHARLES CHILDRESS

1221 Tahiti Lane

Alabaster, Alabama 35007

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-FIVE THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT LEE SARGENT, JR. and wife, EDITH B. SARGENT,

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

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

Lot 7, Block 5, according to the survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1984.
2. Building setback lines, easements, line permits and agreements of record.
3. Restrictions, covenants and conditions of record.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, 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 GRANTEE, 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 30th day of March, 1984.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1984 APR -4 AM 9-19

(Seal)

JUDGE OF PROBATE

ROBERT LEE SARGENT, JR.

(Seal)

EDITH B. SARGENT

(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 ROBERT LEE SARGENT, JR. and wife, EDITH B. SARGENT, whose name is subscribed 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 30th day of March, A. D., 1984.