

520
This instrument was prepared by
(Name) M.E. Padgett
(Address) 404 Poinciana Drive, Birmingham, Alabama

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and 00/100 Dollars-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Raymond S. Phagan and wife, Rhonda E. Phagan

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

M.E. Padgett

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

Lot 40, according to the survey of Riverchase West Dividing Ridge,
First Addition, as recorded in Map Book 7, page 3, in the Probate
Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

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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 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 29th
day of November, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED TAX 20.00 INSTRUMENT WAS FILED (Seal)
Rec 1.50
Jud 1.00 1984 APR -9 PM 2:00 (Seal)
22.50

Raymond S. Phagan (Seal)
Rhonda E. Phagan (Seal)
Rhonda E. Phagan (Seal)

JUDGE OF THE COURT (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 Raymond S. Phagan and wife, Rhonda E. Phagan
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 29th day of November, A. D. 1983

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

Notary Public
My Commission Expires November 9, 1985