

This instrument was prepared by

(134)

Send Tax Notice To:

Benny Stuart Head

22 Oak Ridge Lane

Pelham, AL 35124

This Form furnished 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



(Name) James F. Burford, III

Suite 2900

(Address) 300 Vestavia Office Park

Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$23,500.00 Equity plus Assumption of Mortgage below

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John F. Tanner and wife, Debbie B. Tanner

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

Benny Stuart Head

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 22, according to the Map and Survey of LITTLE OAK RIDGE ESTATES, Second Sector, as recorded in Map Book 5, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984. (2) 35 foot building set back line from Oak Ridge Drive and Oak Ridge Lane as shown on recorded map. (3) 7.5 foot utility easement over the Northeast side of said lot as shown on recorded map.

(4) Transmission line permits to Alabama Power Co. and Southern Bell recorded in Deed Book 254, Page 677, in Probate Office of Shelby County, Alabama.

The grantee herein expressly assumes that certain Mortgage from John F. Tanner and wife, Debbie B. Tanner to Real Estate Financing, Inc., dated February 27, 1979, and recorded in Mortgage Book 389, Page 43, and last assigned to Federal National Mortgage Association by assignment dated March 26, 1979 and recorded in Misc. Book 30, Page 71, in Probate Office in Shelby County, Alabama.

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

And ~~X~~ (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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, ~~X~~ (we) have hereunto set ~~XX~~ (our) hand(s) and seal(s) this 30th

day of April, 1984

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

26.00 1984 MAY -3 AM 9:54

JUDGE OF PROBATE

(SEAL)

John F. Tanner

JOHN F. TANNER

(SEAL)

(SEAL)

Debbie B. Tanner

DEBBIE B. TANNER

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA