

THIS INSTRUMENT PREPARED BY:
NAME: James S. Oster, Attorney At Law
ADDRESS: 1211 28th St. So., Birmingham, AL

Send Tax Notice To:
Donna Shaw
3563-A Lorna Road
Birmingham, AL 35216

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 \$1.00 and a release, accord and satisfaction of a Real Estate Mortgage Note dated January 5, 1982, and any obligation of the grantors to make any payments on any real estate mortgage note debt assumed by them, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Haskell Shannon Vick and wife, Denise H. Vick

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

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

A part of the NE 1/4 of the NW 1/4 Section 23, Township 24, North, Range 15 East, Shelby County, Alabama, described as follows:

Commence at a point on the Southerly boundary of Boat Launching Road at a stake on the East boundary of said NE 1/4 of NW 1/4; thence run North 59 degrees West with said road boundary 208.7 feet to the point of beginning of this description; thence continue with said road boundary North 50 degrees West 102.4 feet; thence run South 20 degrees 30 minutes West 165.3 feet; thence run South 50 degrees, east 85 feet; thence run North 26 degrees 30 minutes East 160 feet to the point of beginning.

Sellers hereby waive and relieve any and all claim(s) and/or right of redemption under the mortgage dated January 5, 1982.

This is not a deed in lieu of foreclosure.



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

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 26 day of April, 1984

Haskell Shannon Vick (Seal)
Denise H. Vick (Seal)

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

1984 MAY -7 AM 9:01

JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Joyce M. Parks, a Notary Public in and for said County, in said State, here, certify that Haskell Shannon Vick and wife, Denise H. Vick whose names 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 26 day of April, A. D., 1984

Joyce M. Parks
Notary Public

Deed Tax .50
Rec 1.50
Ins 1.00
3.00