

This instrument was prepared by

(Name) Courtney H. Mason, Jr., P.A.
P. O. Box 360187
(Address) Birmingham, AL 35236-0187



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100TH (\$36,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JOHN STEVEN CARDEN AND WIFE, DONNA CARDEN

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

ROBERT L. COPUS, JR., AN UNMARRIED MAN

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

Lot 9, in Block 1, according to the map of J. G. Lacey's Subdivision in Section 2, Township 21 South, Range 3 West, according to Map recorded in Map Book 3, Page 113 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$34,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS:

GRANTEES' ADDRESS: 945 5th Avenue S. W., Alabaster, AL 35007

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 20TH day of JULY, 1984

STATE OF ALA. SHELBY CO. \$
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL 23 AM 9:06
see Mt 432-680
JUDGE OF PROBATE

JOHN STEVEN CARDEN (SEAL)
DONNA CARDEN (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 JOHN STEVEN CARDEN AND WIFE, DONNA CARDEN

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 20TH day of JULY A.D. 19 84

Notary Public