

This instrument was prepared by

1055

(Name) John L. Hartman, III

Post Office Box 846

(Address) Birmingham, Alabama 35201

GRANTEE ADDRESS

1140 Whippoorwill Dr.
Alabama, AL 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) and Assumption of the Mortgage hereinafter described

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~XX~~ we, RICHARD PORTER WELLER and wife, SALLY JUNE WELLER

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

RICHARD M. CANADA

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

Lot 21, Block 5, according to survey of Meadowlark, as recorded in Map Book 7, Page 98 in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Subject to easements, restrictions and reservations of record.

Grantee herein assumes and agrees to pay that certain mortgage from Richard Porter Weller and wife, Sally June Weller, to Real Estate Financing, Inc. dated November 7, 1980, and recorded in Mortgage Book 407, Page 531, in the amount of \$60,200.00.

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

And I (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 16th day of August, 1984

Deed TAX 14.00
Rec 2.50
Ind 1.00
17.50

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

1984 AUG 20 AM 10:52

Richard Porter Weller (Seal)
RICHARD PORTER WELLER
Sally June Weller (Seal)
SALLY JUNE WELLER, Wife (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, John L. Hartman, III, a Notary Public in and for said County, in said State, hereby certify that RICHARD PORTER WELLER and SALLY JUNE WELLER, Wife 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 16th day of August

My Commission Expires 8-4-85
No. 28722

Notary Public
A. D. 1984