

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

This Form furnished by:

(Address) P. O. Box 360187

Birmingham, Alabama 35236-1087

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



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

286

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand and no/100TH Dollars (\$18,000.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James A. Wade and wife, Linda J. Wade

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

Ida Lee Cannon

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

Lot 17, Block 1, according to the Survey of Meadowgreen as recorded in Map Book 6, page 59 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Lomas & Nettleton as recorded in Mortgage Book 369, page 665 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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

And ~~K~~(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 ~~we~~ (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 ~~our~~ (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 31st

day of August, 1984

I CERTIFY THIS INSTRUMENT IS FILED

1984 SEP -7 PM 1:39

RECORDING FEES

Mortgage Tax \$

Deed Tax 18.00

Mineral Tax

Recording Fee 2.50

Index Fee 1.00

STATE OF ALABAMA

SHELBY

TOTAL

COUNTY

21.50

General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that James A. Wade and wife, Linda J. Wade

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 31st day of August, A.D. 1984