

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

786

NAME: Frank K. Bynum
ADDRESS: 2100-16th Avenue, South
Birmingham, AL 35205

Sandra R. Hoffman
745 Crosscreek Trail
Pelham, AL 35124

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BRIMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$15,500.00) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Andrew W. Ferretti and wife, JoAnna Giangrosso Ferretti

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

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

Lot 21, Block 2, Cahaba Valley Estates, Fourth Sector, as
recorded in Map Book 5, Page 127, in the Office of the Judge
of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

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

JoAnna Giangrosso Ferretti, one of the grantors herein, is one and the same person as
JoAnna Giangrosso and JoAnna G. Ferretti.

As part of the consideration herein, the grantee agrees to assume and pay the unpaid
balance of that certain mortgage to Real Estate Financing, Inc., recorded in Volume
389, Page 599, and transferred to Federal National Mortgage Association by instrument
recorded in Misc. Volume 30, Page 69, in the Office of the Judge of Probate of Shelby
County, Alabama.

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 the said GRANTEES,
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 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 15th
day of November, 1984

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

1984 NOV 16 AM 9:28

Seed tax 15.50
Rec 2.50
Int. 1.00

Andrew W Ferretti (Seal)

Andrew W. Ferretti

Thomas A. ...
JUDGE OF PROBATE (Seal)

Joanna Giangrosso Ferretti (Seal)

JoAnna Giangrosso Ferretti (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Andrew W. Ferretti and wife, JoAnna Giangrosso Ferretti
whose name s are signed to the foregoing conveyance, and who they executed the same voluntarily
on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 15th day of November, A. D., 1984

Carley, Mancus

NOTARY PUBLIC
November
Notary Public.

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