

THIS INSTRUMENT PREPARED BY:

Send Tax Notice

G. David Kilpatrick

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Donnia A. Kilpatrick
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Helena, AL 35080

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 Five Hundred and No/100 (\$500.00) Dollars and subject to 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, C. Michael Spain and wife, Sheryl S. Spain

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

Merrill Lynch Relocation Management, Inc.

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

Lot 55, according to the Map and Survey of ROYAL OAKS, THIRD SECTOR, FIRST ADDITION, as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

Subject to that certain mortgage to Jackson Company recorded in Mortgage Book 404 Page 54, and assigned to Federal National Mortgage Association by assignment recorded in Misc. Book 37 Page 405 in said Probate Office 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 28th day of August 1984.

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

Deed TAX 50
Rec 2.50
Pro 1.00
4.00
1984 DEC 18 AM 11:45 (Seal)
JUDGE OF PROBATE (Seal)

C. Michael Spain (Seal)
C. Michael Spain
Sheryl S. Spain (Seal)
(Seal)

STATE OF ALABAMA

Cobb COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Michael Spain and wife, Sheryl S. Spain whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that they are informed of the contents of the conveyance they executed the same voluntarily on the 28th day of August 1984.