

SEND TAX NOTICE TO:
Bobbie W. McBee
3412 Wildewood Drive
Pelham, AL

This instrument was prepared by

(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham AL 35209

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Four Hundred Eleven and 00/100-----Dollars
and the assumption of the mortgage recorded in Book 402, page 942 in the Probate Office
of Shelby County, Alabama.

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

Ann H. Atkinson Estes and husband, Donald B. Estes

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

Bobbie W. McBee

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

Lot 6, Block 2, according to the Amended Map of Wildewood Village, as recorded
in Map Book 8, page 3 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, transmission line permit,
covenants, conditions, and agreements of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured
by the above mortgage.

\$3,511.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

Ann H. Atkinson Estes is one and the same person as Ann H. Atkinson, record title
holder to the subject property.

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 31st
day of December, 1984.

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

1985 JAN -4 AM 8:57

JUDGE OF PROBATE

Deed tax - 4.00
Rec 2.50
Ind. 1.00
7.50

Ann H. Atkinson Estes

Donald B. Estes

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ann H. Atkinson Estes and husband, Donald B. Estes
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 December, A.D. 1984

My Commission Expires November 9, 1985