

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 35896

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-nine thousand one hundred two and no/100 --- (\$29,102.00)
and the assumption of the mortgage recorded in Mortgage Book 411, Page 687, 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, Albert M. Fickling, II and wife, Camelia H. Fickling

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

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

Lot 32, according to the survey of Old Mill Trace as recorded in Map Book 7, Pages
9 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to taxes for 1985.

Subject to restrictions, easements, rights of way and building lines of record.

Subject to condemnation for road as shown by instrument recorded in Lis Pendens Book 4,
page 433 in said Probate Office.

By acceptance of this deed, grantee agrees to assume the indebtedness secured by the
above mortgage.

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

And K(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 K(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 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 26th
day of January, 1985

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

1985 JAN 30 AM 8:54

JOHN

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Albert M. Fickling, II and wife, Camelia H. Fickling
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 26th day of January, A. D., 1985

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/85