

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

A. G. Mooney, II

NAME: Dale Corley, Attorney
2100 16th Avenue, South
ADDRESS: Birmingham, AL 35205

4951 Meadow Brook Road
Birmingham, Al 35243

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11.13

924

Alabama Title Co., Inc.

WARRANTY DEED (Without Survivorship)

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,

H. Hunter Garbee, Jr. and wife, M. Joyce Garbee

(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 92-A, according to a Resurvey as recorded in Map Book 7, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 42, 70, 91, 92, and 94, Meadow Brook, Second Sector, Phase I, Mineral and mining rights excepted. Situated in Shelby County, Alabama.

BOOK 061 PAGE 242

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

Subject to Mortgage given by David P. McGowan and wife, Grace McGowan to Real Estate Financing, Inc., dated June 30, 1980 and filed for record in the Probate Office of Shelby County, Alabama, in Mortgage Book 403, Page 658, and last assigned to Citizens Federal Savings and Loan Association by assignment dated July 28, 1980 and filed for record in Misc. Book 36, Page 976 and assumption agreement between David P. McGowan and Grace McGowan and Citizens Federal Savings and Loan Association and H. Hunter Garbee, Jr. and M. Joyce Garbee, dated June 7, 1982 and filed for record in the Probate Office of Shelby county, Alabama in Misc. Book 45, Page 588.

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 2nd day of February, 1986.

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

1986 FEB 19 AM 9:52

Judge of Probate

H. Hunter Garbee, Jr. (Seal)

M. Joyce Garbee (Seal)

(Seal)

Ad. 50
Rec. 2.50
Ind. 1.00
4.00

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Hunter Garbee, Jr. and wife, M. Joyce Garbee 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 2 day of Feb. A. D., 1986

Corley Mooney My Commission Expires July 3, 1989

Notary Public