

This instrument was prepared by

(Name) Daniel M. Spitler
 Attorney at Law
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company



WARRANTY DEED

151

STATE OF ALABAMA
 SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$5,500.00) DOLLARS

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

JEFFREY C. STERLING and wife, KAREN C. STERLING

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

BETTY JOYCE CHANDLER, an unmarried woman

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

Lot 9, 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:

10 foot easement south as shown by recorded map.

Restrictions as recorded in Misc. Volume 35, page 310 in the Probate Office of
 Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Volume 324, page 449 in said
 Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as recorded in Misc. Volume 34, page 515 and
 Misc. Volume 34, page 521 in said Probate Office of Shelby County, Alabama.

Right of Way to South Central Bell as recorded in Volume 329, page 419 in said
 Probate Office of Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to
 pay that certain mortgage to Real Estate Financing, Inc. and/or AmSouth Bank as
 trustee for Alabama Housing Finance Authority, recorded in Volume 438 page 696 in
 the Probate Office of Shelby County, Alabama, according to the terms and conditions
 of said mortgage and the indebtedness thereby secured.

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 said grantee, his,
 her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
 cumbrances, unless otherwise stated 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 grantee, his, her or their
 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th

day of April, 19 86

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(SEAL)

Jeffrey C. Sterling

(SEAL)

1986 MAY -2 AM 11: 50

(SEAL)

Karen C. Sterling

(SEAL)

JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned
 in said State, hereby certify that

a Notary Public in and for said County,
JEFFREY C. STERLING AND WIFE, KAREN C. STERLING

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 25th day of April, A.D. 19 86

Notary Public