

This Instrument Was Prepared By:  
DANIEL M. SPITLER  
Attorney at Law  
108 Chandalar Drive  
Pelham, Alabama 35124

MAIL TAX NOTICE TO:  
Kathryn Billingsly Peoples  
731 Cahaba Manor Court  
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

DAVID R. EMORY AND WIFE, ROZANNE S. EMORY

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

KATHRYN BILLINGSLY PEOPLES, 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 12, according to the survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7 page 158 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Public utility easements as shown by recorded plat, including a 15 foot easement on the East side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 49 page 238 and Misc. Book 49 page 241 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 325 page 131 in Probate Office of Shelby County, Alabama.

Easement to Pelham Sewer Fund as shown by instrument recorded in Deed Book 340 page 749 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 34 page 457 and covenants pertaining thereto recorded in Misc. Book 34 page 463 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 321 page 470 in Probate Office of Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Stockton, Whatley, Davin & Company recorded in Real 22, page 361 which said mortgage was assigned to Union Bank & Trust Company recorded in Real 22 poage 367 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 encumbrances, 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 10th day of September, 1986.

David R. Emory (SEAL)  
David R. Emory

Rozanne S. Emory (SEAL)  
Rozanne S. Emory

BOOK 091 PAGE 292

STATE OF ALABAMA )

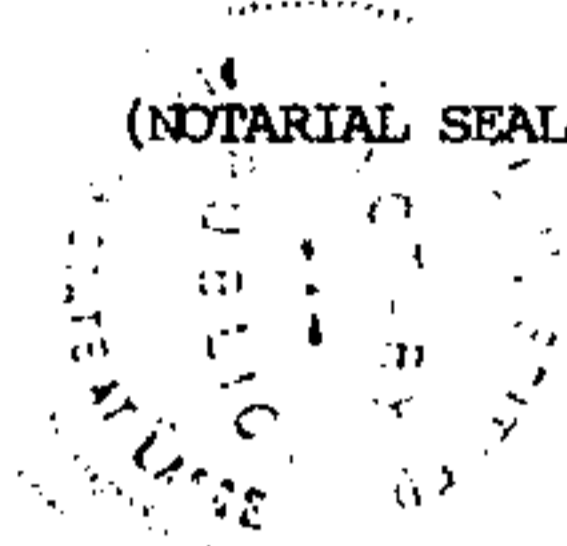
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David R. Emory and wife, Rozanne S. Emory whose names 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 10th day of September, 1986.

(NOTARIAL SEAL)

*David R. Emory*  
Notary Public



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

1986 SEP 19 AM 8 52

*Thomas A. Hamilton, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>6<sup>00</sup></u>
2. Mtg. Tax	<u>          </u>
3. Recording Fee	<u>5<sup>00</sup></u>
4. Indexing Fee	<u>1<sup>00</sup></u>
TOTAL	<u>12<sup>00</sup></u>

BOOK 091 PAGE 293