THIS INSTRUMENT PREPARED BY:

NAME: JAMES R. MONCUS, JR., ATTORNEY

ADDRESS: 1586 MONTGOMERY HIGHWAY, STE. B
BIRMINGHAM, AL 35216

Send Tax Notice To:
SARAH LYNN ALVAREZ

4935 MEADOWBROOK ROAD

BIRMINGHAM, AL 35243

548

WARRANTY DEED (Without Surviorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

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

That in consideration of ONE HUNDRED NINETEEN THOUSAND SIX HUNDRED AND NO/100 ($119,600.00) DOLLARS

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

WILLIAM J. HEYWOOD, A MARRIED MAN AND THELMA O. HEYWOOD, A SINGLE WOMAN

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

SARAH LYNN ALVAREZ

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

LOT 88-A, A RESURVEY OF LOT 88, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK, SECOND SECTOR, FIRST PHASE AS RECORDED IN MAP BOOK 7, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

($107,600.00) OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THIS IS NOT THE HOMESTEAD OF WILLIAM J. HEYWOOD NOR HIS SPOUSE.

BOOK 99 PAGE 1411

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 30 day of OCTOBER, 19 86

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 NOV -7 AM 9:15

Deed Tax $ 120.00
Mtg Tax
Recording Fee 2.50
Indexing Fee 1.00
Certified 1.50

JUDGE OF PROBATE

William J. Heywood (Seal)
WILLIAM J. HEYWOOD

Thelma O. Heywood (Seal)
THELMA O. HEYWOOD

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that WILLIAM J. HEYWOOD, A MARRIED MAN AND THELMA O. HEYWOOD, A SINGLE WOMAN whose name 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 30 day of OCTOBER A. D., 19 86

Notary Public.

FM # ATC-2