

THIS INSTRUMENT PREPARED BY:
 NAME: William H. Halbrooks, Attorney Patsy F. Martin
 ADDRESS: Suite 704 Independence Plaza 2925 Riverwood Terrace
Birmingham, AL 35209 Birmingham, AL 35243

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

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

That in consideration of.....Eight Thousand Two Hundred and no/100-----DOLLARS.....
 And the assumption of the mortgage herein:

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
 David C. Martin and Patsy F. Martin

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

Lot F, in Block 20, according to the Resurvey of Lots A, B, C, D, E, F, Block 20, amended map of Riverwood, Fourth Sector, as recorded in Map Book 9, page 39, in the Probate Office of Shelby County, Alabama.

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Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to First Federal Savings and Loan Association of Alabama, as recorded in Real Vol. 450, page 222, in said Probate Office 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 the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 29th day of June, 1987.

STATE OF ALA. SH. LBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUL 1 AM 9:53
(Seal)

Sharon Ann Ryan (Seal)
Sharon Ann Ryan

1987 JUL 1 AM 9:53 1. Deed Tax (Seal) 8.50 (Seal)

JUDGE OF PROBATE 2. Mtg Tax (Seal) 2.50 (Seal)

3. Recording Fee (Seal) 2.50 (Seal)

4. Indexing Fee (Seal) 1.00 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }
the undersigned
TOTAL 12.00 General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Sharon Ann Ryan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, A. D., 1987.

Wm H. Halbrooks

Notary Public.