

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Janice F. Shotts

name
325 Chase Plantation Circle
Birmingham, AL
address

WARRANTY DEED-

LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety One Thousand Six Hundred and 00/100-----Dollars

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

Sue D. Jeffreys and husband, Dwayne Jeffreys

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

Janice F. Shotts

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

Lot 13, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, page 47 A & B in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$70,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Sue D. Jeffreys is one and the same person as Sue D. Baldinger.

BOOK 148 PAGE 660

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

1987 SEP -1 PM 2:22

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 22.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 25.50

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 21st day of August, 1987

(Seal) Sue D. Jeffreys (Seal)
(Seal) Dwayne Jeffreys (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 Sue D. Jeffreys, and husband, Dwayne Jeffreys, 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 21st day of August, A. D., 1987

Notary Public