

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Ms. Diane Materna
(Address) 3442 Wildewood Drive
Pelham, Alabama 35124

WARRANTY DEED

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

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) ----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
ALVIN RAY TAPLEY and wife, JANELL K. TAPLEY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
DIANE MATERNA, 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 18, Block 2, according to the survey of Wildewood Village, First Addition, Second Sector, as recorded in Map Book 8 page 78 in the Probate Office of Shelby County, Alabama.
SUBJECT TO: Public utility easements as shown by recorded plat, including a 5 foot easement on the North side and a 10 foot easement on the Rear.
Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 50 page 833 in Probate Office of Shelby County, Alabama.

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Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179 page 375; Deed Book 315 page 207; Deed Book 264 page 28 and Deed Book 340 page 88 in Probate Office of Shelby County, Alabama.

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Right of way granted to South Central Bell by instrument recorded in Deed Book 339 page 406 in Probate Office of Shelby County, Alabama.

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Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 45 page 101 and covenants pertaining thereto recorded in Misc. Book 45 page 105 in Probate Office of Shelby County, Alabama. Mineral and mining rights if not owned by Grantor.

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As a part of the consideration for this conveyance the Grantee herein expressly assumes and agrees to pay the balance owing on that certain promissory note dated May 23, 1983, in the original principal sum of \$56,000.00 secured by and described in the even date therewith recorded in Book 431 page 541, of the official records of Shelby County, Alabama, and hereby expressly assumes the obligation of Edward Fler Miller under the terms of the instrument creating said loan, to indemnify the Veteran Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by Grantee's acceptance of this deed.

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 29th
day of October, 19 87

Deed Tax \$ 8.00 STATE OF ALA SHELBY CO (Seal)

Mfg. Tax --- I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Recording Fee 2.50 1987 NOV -5 PM 2: 21 (Seal)

Indexing Fee 1.00 (Seal)

TOTAL 11.50
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Alvin Ray Tapley (Seal)
Alvin Ray Tapley

Janelle K. Tapley (Seal)
Janelle K. Tapley

Janelle K. Tapley (Seal)
Janelle K. Tapley

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned _____ a Notary Public in and for said County,
in said State, hereby certify that Alvin Ray Tapley and wife, Janelle K. Tapley

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 29th day of October, 19 87

Daniel M. Spitler
Notary Public