

This instrument was prepared by

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216

Send Tax Notice To: Betty Shinn Bass
name
4921 Cahaba Valley Trace
address Birmingham, Al. 35244

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-nine thousand eight hundred and no/100 (\$69,800.00)
Dollars

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

Adrian Crispin Tucker and his wife Karen Ann McCaffery

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

Betty Shinn Bass

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

See attached Exhibit A for legal description incorporated herein
for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$69,338 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

BOOK 165 PAGE 740

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 18
day of December, 1987

(Seal)

(Seal)

(Seal)

Adrian Crispin Tucker (Seal)
ADRIAN CRISPIN TUCKER
Karen Ann McCaffery (Seal)
KAREN ANN MCCAFFERY

(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 Adrian Crispin Tucker & his wife Karen Ann McCaffery
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 18 day of December, A. D., 1987.

Susan C. [Signature]
Notary Public

EXHIBIT A

Commence at the Southeast corner of the Southeast Quarter of Southeast Quarter of Section 15, Township 19 South, range 2 West, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 Section for 547.48 feet to the South line of County Road No. 14; said point being the point of beginning of the tract herein described; thence run Westerly along the South line of said County Road for 288.83 feet to the East line of Palomino Trail; thence run South along the East line of Palomino Trail for 200.83 feet; thence run Easterly, running parallel to the south line of said County Road for 287.60 feet to a point on the East line of said SE 1/4 of the SE 1/4 of Section 15; thence 93°34'30" left and run North along the East line of said 1/4-1/4 Section for 198.57 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN -4 AM 10:01

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

| | |
|------------------|---------------|
| 1. Seal Tax | <u>1.50</u> |
| 2. Map Tax | <u> </u> |
| 3. Recording Fee | <u>5.00</u> |
| 4. Indexing Fee | <u>1.00</u> |
| TOTAL | <u>6.50</u> |

BOOK 165 PAGE 741