

This form furnished by: **Cahaba Title, Inc.** 988-5600

809

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Sandra Kaye Genry
(Address) 21 Pinewood Lane
Montevallo, Alabama 35115

Minimum Value \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James Timothy Genry, an unmarried man

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

Sandra Kaye Genry, an unmarried woman, his undivided one-half interest in and to

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

Lot 19 according to the survey of Bridlewood Forrest Subdivision, as recorded in
Map Book 5, Page 32, in the Office of the Probate Judge of Shelby County, Alabama.

Grantee herein assumes and agrees to pay, as a portion of the consideration stated
above, a certain mortgage recorded in Book 366, Page 758.

SUBJECT TO:

First Mortgage to City Federal Savings & Loan Association.

Grantor's equitable interest in the above described real estate pursuant
to divorce Agreement entered by the Circuit Court of Shelby County on
November 19, 1987.

BOOK 208 PAGE 857

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 5th
day of October, 19 88

STATE OF ALA. SHI-
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT 12 AM 9:55

JUDGE OF PROBATE

deed tax 1.00
Rec 2.50 (Seal)
Ind. 1.00 (Seal)
75.00 (Seal)

James T. Genry (Seal)
James Timothy Genry (Seal)
(Seal)

STATE OF ALABAMA

SHELBY County } General Acknowledgment

I, the undersigned authority
in said State, hereby certify that James Timothy Genry

a Notary Public in and for said County,

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of October, 1988

Mitchell A. Spears
Notary Public