

This instrument was prepared by
 (Name) Jones & Waldrop *1070*
 (Address) 1009 Montgomery Highway
Birmingham, Al. 35216
 WARRANTY DEED- #207/89

Send Tax Notice To: Nell C. Mobley
 name 738 Cahaba Manor Trail
Pelham, Al 35124
 address

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

That in consideration of Fifty-three thousand and no/100 (\$53,000.00) Dollars

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

John Edward Townsend, a single man and Johnna Monique Clift, a single woman
 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Nell C. Mobley

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

Lot 75, except the South 5 feet thereof, according to the Survey of Cahaba Manor Townhomes, Second Addition, as recorded in Map Book 7, page 62 in the Probate Office of Shelby County, Alabama.

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

\$52,782.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Johnna Monique Townsend and Johnna Monique Clift are one and the same person.

BOOK 266 PAGE 565

1. Deed Tax	\$ 50
2. Notary Fee	00
3. Recording Fee	2.50
4. ...	3.00
5. ...	00
6. ...	1.00
Total	\$ 7.00

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 seised 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 15 day of November, 1989

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

89 NOV 17 AM 10:16 (Seal)

Thomas A. Snowdon, Jr. (Seal)
 JUDGE OF PROBATE

John Edward Townsend (Seal)
 JOHN EDWARD TOWNSEND

Johnna Monique Clift (Seal)
 JOHNNA MONIQUE CLIFT

(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 John Edward Townsend & Johnna Monique Clift, both single people 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 15 day of November, A. D. 1989

Jessie Clift
 Notary Public