

BOOK 281 PAGE 51

This instrument was prepared by

(Name) James A. Holliman, Attorney
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

WARRANTY DEED

227

Send Tax Notice To: Patti M. Barrett
name 2109 Crossridge Lane
Birmingham, AL. 35244
address

STATE OF ALABAMA

SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY-FIVE THOUSAND AND NO/100 (\$95,000.00) DOLLARS

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

DAVID KEITH FORRESTER and wife, JULIE ANN FORRESTER

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

PATTI M. BARRETT

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY

Lot 18, according to the Survey of Riverchase West - Dividing Ridge,
First Addition, as recorded in Map Book 7, Page 3, in the Probate
Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights and rights incident thereto as recorded in Volume 127, Page 140,
in the Probate Office of Shelby County, Alabama.

\$76,000.00 of the purchase price of the property described herein
has been paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.

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

90 MAR -5 AM 10:00

| | |
|------------------|----------|
| 1. Deed Tax | \$ 19.00 |
| 2. Mtg. Tax | \$ 4.50 |
| 3. Recording Fee | \$ 3.00 |
| 4. Indexing Fee | \$ 1.00 |
| 5. No Tax Fee | \$ 0.00 |
| 6. Certified 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 GRANTEE(S),
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 GRANTEE(S), 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 26th
day of February, 1990.

(Seal)

(Seal)

(Seal)

DAVID KEITH FORRESTER

(Seal)

JULIE ANN FORRESTER

(Seal)

General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that David Keith Forrester and wife, Julie Ann Forrester
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 26th day of

February, A. D. 1990

My Commission Expires: 8/18/91

CHERYL D. BURKHAM, Notary Public

Notary Public for the State of Texas