

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Eric R. Brown
(Address) 2609 Chandalar Lane
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ELEVEN THOUSAND AND NO/100ths (\$111,000.00) DOLLARS

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

Gary L. and Dreama J. Kattenbraker, Husband and Wife

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

Eric R. Brown and Pamela S. Dietlein, single individuals

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

Lot 59, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5 page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions set-back lines, rights of way, limitations, if any, of record.

\$105,450.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 289 PAGE 508

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

90 MAY -2 AM 11:37

Pamela S. Dietlein
JUDGE OF PROBATE

1. Deed Tax	\$ <u>6.00</u>
2. Mtg. Tax	\$ <u>0.00</u>
3. Recording Fee	\$ <u>2.50</u>
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>12.50</u>

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 28th
day of DECEMBER, 19 89

Joseph G. Johnson Jr (Seal)
Witness
Dreama J. Johnson (Seal)
_____ (Seal)

Gary L. Kattenbraker (Seal)
Gary L. Kattenbraker
Dreama J. Kattenbraker (Seal)
Dreama J. Kattenbraker (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that Gary L. and Dreama J. Kattenbraker, Husband and Wife

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

Given under my hand and official seal, this 28th day of DECEMBER, 19 89