

This instrument was prepared by
(Name) JAMES A. HOLLIMAN ATTORNEY
(Address) 3821 Lorna Road, Suite 110
Birmingham, AL. 35244

Send Tax Notice To: NANCY L. BROOK
name 771 Cahaba Manor Trail
Pelham, AL. 35124
address

WARRANTY DEED-

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, LARRY C. PAYNE, a married man

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

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

Lot 40, according to the Survey of Cahaba Manor Town Homes,
Second Addition, as recorded in Map Book 7, Page 62, in the
Office of the Judge of Probate of Probate of Shelby County,
Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

\$52,107.00 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.

This property is not the homestead of the grantor or his spouse.

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 GRANTEEES,
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 GRANTEEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 29th
day of April, 1991

1. Deed Tax \$ 1.00
2. Ad Valorem Tax \$ 3.50
3. Recording Fee \$ 3.00
4. Indemnity \$ 1.00
5. Notary Fee \$ 1.00
6. Carbon Fee \$ 1.00
Total \$ 7.50

(Seal)
LARRY C. PAYNE
(Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that LARRY C. PAYNE
whose name 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 29th day of April, A. D., 1991

My Commission Expires: 1-29-94

(Signature)
Notary Public