

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

1057

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND EIGHT HUNDRED & NO/100— (\$108,800.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Ken Byrnes and wife, Monica B. Byrnes (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carrie Anne Mazzone, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Dearing Downs, 4th Addition, as recorded in Map Book 9, Page 179 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$87,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1422 EAST WHIRLAWAY, HELENA, ALABAMA 35080

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, we have hereunto set our hands and seals, this 15th day of January, 1992.

STATE OF ALABAMA, SHELBY COUNTY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

92 JAN 22 PM 1:06

Ken Byrnes (SEAL)  
Ken Byrnes

Monica B. Byrnes (SEAL)  
Monica B. Byrnes

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ken Byrnes and wife, Monica B. Byrnes whose names 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 15th day of January A.D., 1992

1. Deed Tax \$22.00  
2. Mfg. Tax \$  
3. Recording Fee \$2.50  
4. Indexing Fee \$3.00  
5. No Tax Fee \$  
6. Certified Fee \$1.00  
Total \$28.50

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public