



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Cheryl A. Daugherty
1601 Gentilly Drive
 (Address) B"ham, AL 35226

500 Equity

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

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

Margaret G. Byrne, a single woman

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

John Tidwell McGowan and wife, Phelan G. McGowan

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

Lot 22, of Block 1, according to the Map and Survey of Green Valley 3rd Sector, recorded in Map Book 6, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Advalorem Taxes for 1992

Grantees herein agree and assume to pay said outstanding mortgage balance to SourceOne Mortgage Service Corporation.

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 25th
 day of February, 19 92

NOTARY PUBLIC
 I CERTIFY THIS
 INSTRUMENT WAS FILED

92 MAR -6 PM 1:07

JUDGE OF PROBATE

(SEAL) Margaret G. Byrne (SEAL)

(SEAL) _____ (SEAL)

1. Deed Tax	\$	<u>.50</u>
2. Mip. 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>7.00</u>

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned
 in said State, hereby certify that Margaret G. Byrne

a Notary Public in and for said County,

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

Given under my hand and official seal this 25th day of February A.D. 19 92

Cheryl Daugherty

John A. Daugherty

Notary Public
 Commission Expires