

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

1714

SEND TAX NOTICE TO:
Melissa Mauser Galvin
2821 Downing Circle
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
ONE HUNDRED NINETY THOUSAND AND NO/100*****
(\$ 190,000.00*****) to the undersigned Grantor or Grantors in hand
paid by the Grantees herein, the receipt of which is hereby
acknowledged, I or we, JAMES K. CHRISTENSEN and wife, VALERIE J.
CHRISTENSEN, (herein referred to as Grantors) do grant, bargain,
sell and convey unto

MELISSA MAUSER GALVIN, a married person
(herein referred to as Grantee(s)) the following described real
estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF MEADOWRIDGE
AS RECORDED IN MAP BOOK 11, PAGE 40 A & B, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.;

Subject to existing easements, restrictions, set back lines, rights
of ways, limitations, if any, of record, and AdValorem taxes for
the year 1992, which said taxes are not due or payable until
October 1, 1992.

\$ 150,000.00***** of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee(s) his, her, their
heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs,
executors, and administrators covenant with said Grantees, his,
her, 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 heirs, executors and administrators shall, warrant and
defend the same to the said Grantees, their heirs, and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 7 day of SEPTEMBER, 1992.

 (Seal)
JAMES K. CHRISTENSEN

 (Seal)
VALERIE J. CHRISTENSEN

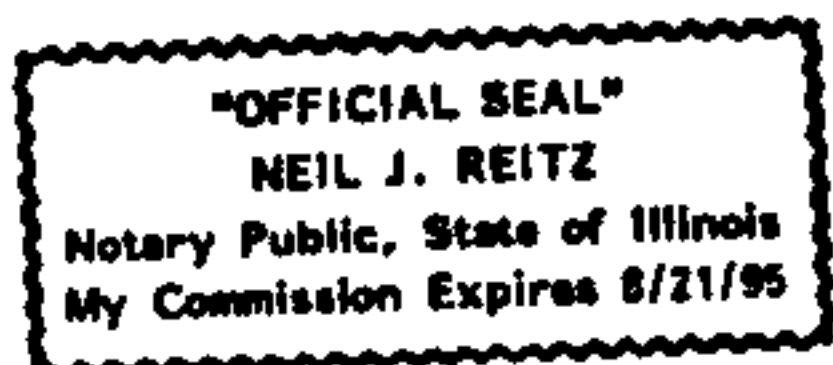
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State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES K. CHRISTENSEN and wife, VALERIE J. CHRISTENSEN, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of FEB, 1991.
1992 *NR*



Neil J. Reitz
Notary Public

My commission expires: 8-21-95

BOOK 396 PAGE 199

40.00
5.00
3.00
1.00
49.00

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

92 MAR 20 AM 10:12

William H. Anderson
JUDGE OF PROBATE

1. Deed Tax	<u>40.00</u>
2. Mig. Tax	<u>5.00</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>1.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total.....	<u>49.00</u>