

THIS INSTRUMENT PREPARED BY:
Porterfield, Harper & Mills, P.A.
#2 Office Park Circle, Suite 1
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Bryan K. Jacobs
111 Mallard Pointe Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Four Thousand Five Hundred and
no/100----- Dollars to the undersigned grantor (whether one or more)
in hand paid by the grantee herein, the receipt whereof is acknowledged, I or
we, RAYMOND A. WERTZ AND WIFE, SANDRA L. WERTZ, herein referred to as
grantor, whether one or more) do grant, bargain, sell and convey unto
BRYAN K. JACOBS AND PAMELA M. JACOBS, (herein referred
to as grantee, whether one or more), the following described real estate
situated in Shelby County, Alabama to-wit:

LOT 19, ACCORDING TO THE SURVEY OF MALLARD POINTE, AS RECORDED
IN MAP BOOK 10, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

This conveyance is made subject to ad valorem taxes for the current
year; all easements, restrictive covenants, reservations and
rights of way appearing of record affecting the property.

\$99,600.00 of the total consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this
12 day of June, 1992.

Raymond A. Wertz (SEAL)
RAYMOND A. WERTZ

Sandra L. Wertz (SEAL)
SANDRA L. WERTZ

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said
State, hereby certify that RAYMOND A. WERTZ AND SANDRA L. WERTZ, 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 each executed the same voluntarily on the day the same bears
date.

Given under my hand and seal this 12 day of June,
1992.

MY COMMISSION EXPIRES:

June 27, 1992

Inst # 1992-15912

W. A. Jacobs
NOTARY PUBLIC

08/04/1992-15912
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.50