

THIS INSTRUMENT WAS PREPARED BY:

Daniel M. Spitler, Attorney
1840 Chandcroft Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

✓ Janice Spitler
1840 Chandcroft Cir.
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand Dollars (\$9,000.00) and assumption of first mortgage, 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, **Garry Ray McNew and wife, LeAnn Edith McNew**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Janice C. Spitler, a married woman**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to Monte Tierra, 1st Addition, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

As further consideration, the grantee herein expressly agrees and promises to pay that certain mortgage to Amsouth Mortgage as recorded in Real Book 171, Page 400 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the 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 24th day of July, 1992.

Garry Ray McNew
Garry Ray McNew
LeAnn Edith McNew
LeAnn Edith McNew

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Garry Ray McNew and wife, LeAnn Edith McNew**, 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 24th day of July, 1992.

8-5-92
My Commission Expires
[spitler\spit-j.ded]

Sammy [Signature]
Notary Public

Inst # 1992-1469
08/10/1992-16469
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50