

This instrument was prepared by:

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Michael J. Terhart
name

338 Liberty Ridge Road
address
Chelsea, Alabama 35043

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND THREE HUNDRED AND NO/100-----
-----DOLLARS (\$158,300.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Gary Stephens, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael J. Terhart, an unmarried
man

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

Lot 24, according to the Map of Countryside at Chelsea, Second Sector, as
recorded in Map Book 10, Page 94, in the Office of the Judge of Probate of
Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$137,300.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

The property described herein is not the homestead of the grantor not his
spouse.

Inst # 1992-16895

08/13/1992-16895
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 7th
day of August, 19 92

_____(Seal)

Gary Stephens (Seal)
Gary Stephens

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for the said County, in said State, hereby certify that
Gary Stephens, a married man
whose name he 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 he executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 7th day of August, A.D., 19 92

William H. Halbrooks

Notary Public