

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

Lonnie L. O'Rear, Jr.
4524 Lake Valley Drive
Birmingham, AL 35244

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED & NO/100 (\$113,900.00) to the undersigned grantors Herman E. Waltman and wife, Judith Z. Waltman in hand paid by Lonnie L. O'Rear, Jr., the receipt whereof is acknowledged, we, Herman E. Waltman and wife, Judith Z. Waltman (herein referred to as Grantors) grant, bargain, sell and convey unto Lonnie L. O'Rear, Jr. (herein referred to as Grantee), the following real estate, situated in Shelby County, Alabama, to wit:

Lot 8, according to the Map of Southlake Townhomes, as recorded in Map Book 12, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$101,250.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that we 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 by our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of August, 1992.

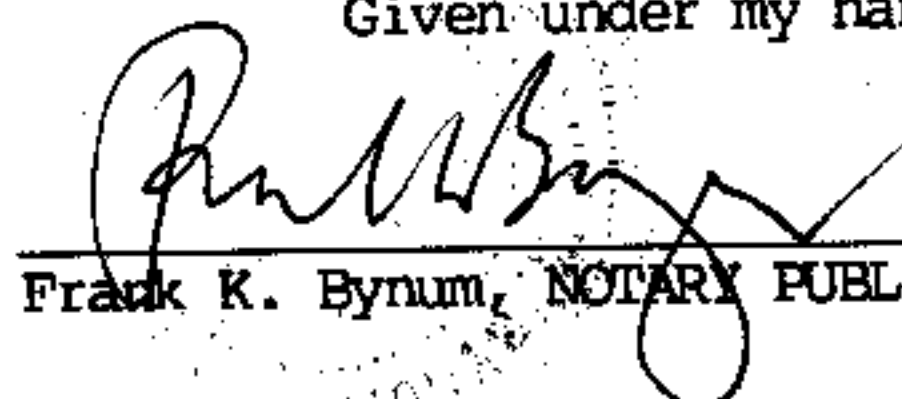

Herman E. Waltman


Judith Z. Waltman

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Herman E. Waltman and wife, Judith Z. Waltman whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 28th day of August, 1992.


Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1992

Inst # 1992-18935
09/03/1992-18935
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50