

WARRANTY DEED

THE STATE OF ALABAMA. }
Jefferson COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Six Thousand and no/100-- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Robert J. Chadwick, married to Jody A. Chadwick

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto John E. Townsend and Alison W. Townsend (herein referred to as GRANTEE(S).

their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 43, ACCORDING TO THE MAP AND SURVEY OF JAMESWOOD, THIRD SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

- Subject to:
1. Advalorem taxes for the current tax year, 1993.
2. Easements, restrictions and reservations of record.

\$167,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-26228
11/09/1992-26228
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D01 MCD 15.50

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do _____ covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seised in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand^s and seal^s, this 5th day of October 1992

WITNESS:
Daniel Corissino

Robert J. Chadwick (L. S.)
Jody A. Chadwick (L. S.)

THE STATE OF ALABAMA. }
Jefferson COUNTY. }
I, Reba James Harris, a Notary Public in and for said State of Alabama hereby certify that Robert J. Chadwick married to Jody A. Chadwick

whose name^s 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 5th day of October 1992
Reba James Harris Notary Public.

9/22/94