

## WARRANTY DEED

THE STATE OF ALABAMA,  
SHELBY COUNTY }

AND NO/

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTY THOUSAND NINE HUNDRED 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, ROY R. CREED and CATHY J. CREED, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto CLAUDE HENRY RICH AND SHIAH YOUNG GAN, BOTH UNMARRIED (herein referred to as GRANTEE(S),

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

LOT 35, ACCORDING TO THE SURVEY OF MALLARD POINTE SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGE 70 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$117,800.00 OF THE ABOVE MENTIONED CONSIDERATION WAS PAID FROM THE PROCEEDS OF THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Inst # 1993-00192

01/05/1993-00192  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 20.00

TO HAVE AND TO HOLD, the aforesigned 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 seized in fee simple of the aforesigned 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 they have hereunto set their hands and seal, this 22ND day of DECEMBER  
19 92

WITNESSES: Debbie Burt ROY R. CREED (L. S.)  
Debbie McDonald CATHY J. CREED (L. S.)

THE STATE OF ALABAMA,  
SHELBY COUNTY }

I, Mary E. Rector, a Notary Public in and for said State of Alabama,  
hereby certify that Roy R. Creed and Cathy J. Creed, husband and wife

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 3rd day of December, 19 92

MY COMMISSION EXPIRES NOVEMBER 29, 1993 Mary E. Rector Notary Public