

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Donna T. Sumners

name
1252 David Drive
Pelham, Alabama 35124
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty two thousand and No/100 (82,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James C. Traywick, Jr. and Sandra S. Traywick

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Donna T. Sumners

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

Lot 26, Block 1, according to the amended map of Brookfield, Third Sector, as recorded in Map Book 6, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1993.

Subject to building setback line of 30 feet reserved from David Drive as shown by plat. Subject to public utility easements as shown by recorded plat, including 10 feet on the Westerly and Southerly side of lot.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 285 page 280; Deed 245 page 24; Deed 121 page 40 and Deed 127 page 505 in Probate Office.

Subject to right(s)-of-way(s) granted to South Central Bell by instrument(s) recorded in Deed 285 page 719 in Probate Office.

Inst. # 1993-02274
01/25/1993-02274
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NOV 23 50

\$65,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 15th
day of January, 1993.

(Seal)

James C. Traywick, Jr.

(Seal)

James C. Traywick, Jr.

(Seal)

Sandra S. Traywick

(Seal)

Sandra S. Traywick

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that James C. Traywick, Jr. and wife, Sandra S. Traywick 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 15th day of January, A. D., 1993

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994