

This instrument was prepared by

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

Send Tax Notice To: Melisa T. Kirby
name
544 Overhill Drive
Pelham, Alabama 35124
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty three thousand & No/100 (63,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jennifer L. Sneed Rich and husband, Timothy Wayne Rich and Frank Lamar Sneed, a married man

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

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

Lot 12, Block 5, according to the Survey of Oak Mountain Estates, 5th Sector, as recorded in Map Book 5, page 124, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to 30 foot building line as shown by recorded Map.

Subject to 10 foot easement on North and West, as shown by recorded Map.

Subject to restrictions as shown by recorded Map.

Subject to right of way to the City of Pelham, recorded in Real 114, page 207, in the Probate Office of Shelby County, Alabama.

Subject to right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 280, page 641, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Misc. Volume 4, page 14 and in Volume 330, page 6, in the Probate Office of Shelby County, Alabama.

Jennifer L. Sneed Rich and Jennifer L. Sneed is one and the same person.

Subject property is not the homestead of the grantor, Frank Lamar Sneed, nor his spouse.

\$ 62,160.00 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 22nd day of January, 1993.

(Seal)

(Seal)

(Seal)

Jennifer L. Sneed Rich (Seal)
Jennifer L. Sneed Rich
Timothy Wayne Rich (Seal)
Timothy Wayne Rich
Frank Lamar Sneed (Seal)
Frank Lamar Sneed

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Jennifer L. Sneed Rich & husband, Timothy Wayne Rich & Frank Lamar Sneed, 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 22nd day of January, 1993.

Larry L. Halcomb

Notary Public