

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

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

Leanne P. N. Sauers
4926 Caldwell Mill Lane
Birmingham, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIVE THOUSAND & NO/100 (\$105,000.00) to the undersigned grantors Curt W. Fochtman and wife, Susan N. Fochtman in hand paid by Leanne P. N. Sauers, the receipt whereof is acknowledged, we, Curt W. Fochtman and wife, Susan N. Fochtman (herein referred to as Grantors) grant, bargain, sell and convey unto Leanne P. N. Sauers (herein referred to as Grantee), the following real estate, situated in Shelby County, Alabama, to wit:

Lot 17, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99, in the Probate Office of Shelby County, Alabama.

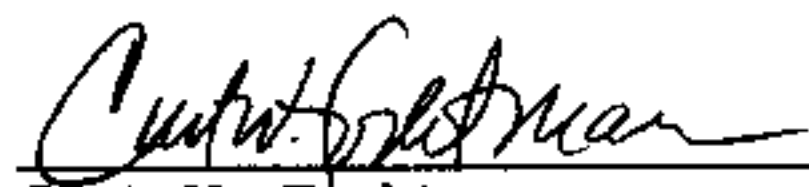
Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

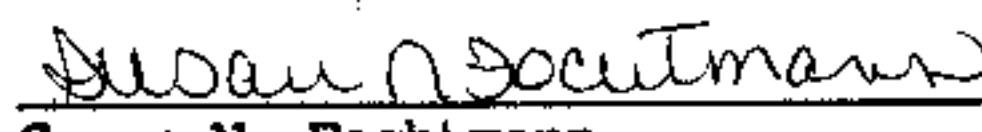
\$105,575.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of April, 1993.

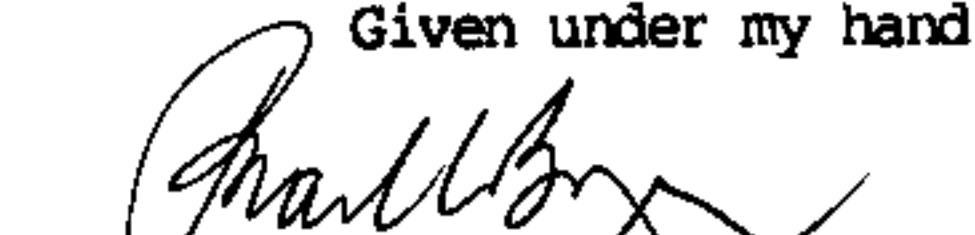

Curt W. Fochtman


Susan N. Fochtman

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Curt W. Fochtman and wife, Susan N. Fochtman 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 21st day of April, 1993.


Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

Inst # 1993-11978

04/29/1993-11978
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50