

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1318 ALFORD AVENUE SUITE 102
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Phyllis S. Monk
627 Cahaba Manor Trail
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-eight thousand five hundred and No/100 (\$68,500.00) Dollars to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

GAYLE SANDERS AND HUSBAND, HAROLD L. SANDERS

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

PHYLLIS S. MONK

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

Lot 4 and the East 5 feet of Lot 3, according to the Survey of Cahaba Manor Townhomes, First Addition as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

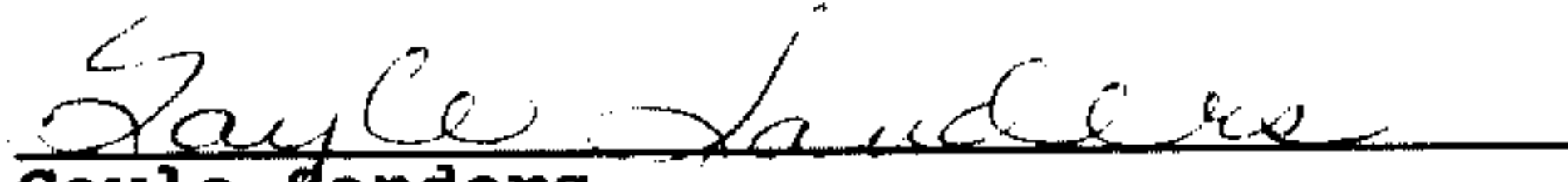

Subject to all easements, restrictions, and rights-of-way of record.

\$68,966.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of May, 1993.


Gayle Sanders

Harold L. Sanders

Inst # 1993-17898

06/18/1993-17898
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gayle Sanders and husband, Harold L. Sanders, 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 seal this 27TH day of May, 1993.



Notary Public

MY COMMISSION EXPIRES:
2/23/96

Inst # 1993-17898

06/18/1993-17898
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