

THIS INSTRUMENT PREPARED

NAME KATHY LONG SKIPPER, ESQUIRE

ADDRESS Suite B, 2325- Fourth Avenue North, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

Inst # 1993-19472

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents.

That in consideration of Ten and no/100 (\$10.00) and all other valuable consideration-----DOLLARS

to the undersigned grantor **MIKUL BEARDEN**, an unmarried man

in hand paid by **DEBORAH BEARDEN**, an unmarried woman

the receipt whereof is acknowledged

the said **MIKUL BEARDEN**

do grant, bargain, sell and convey unto the said **DEBORAH BEARDEN**

the following described real estate, situated in **Shelby**

County, Alabama,

to wit:

Lot 9, Block 3, according to the survey of Shelena Estates, as recorded in Map Book 5, Page 25, in the Probate Office of Shelby County, Alabama.

and conditions of said mortgages and the indebtedness thereby secured.

Subject to:

1. Current taxes.
2. Restrictions contained in Volume 278, page 529 and Volume 283, Page 590, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company recorded in Volume 251, Page 158, in said Probate Office.
4. Mineral and mining rights and rights incident thereto recorded in Volume 278, Page 529, in said Probate Office.

This instrument has been executed pursuant to the Final Decree of Divorce rendered on June 15, 1993, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, DEBORAH WARREN BEARDEN V. MIKUL WAYNE BEARDEN, DR 92-527 JOINER.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Robinson Mortgage Company, Inc., recorded in Volume 337, Page 473, in said Probate Office, and to pay that certain mortgage to AmSouth Bank, recorded in Volume 398, Page 128, in the Probate Court of Shelby County, according to the terms

TO HAVE AND TO HOLD, to the said GRANTEE(S), heirs, heirs and assigns forever.

And I ~~xx~~ 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;

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,

have hereunto set

hand and seal

this

24

day of

June

, 19 93.

WITNESS

Mikul Bearden  
MIKUL BEARDEN

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, ~~Debra Norton~~ Kathy Long Skipper

, a Notary Public in and for said County, in said State,

hereby certify that **Mikul Bearden**

whose name is signed to the foregoing conveyance, and who

is

know to me, acknowledged before

me on this day, that, being informed of the contents of the conveyance

has

executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

24

day of

June  
Debra Lee Norton  
KATHY LONG SKIPPER

A. D., 19 93

Notary Public

Gordon

my commission expires: March 20, 1996