

This instrument was prepared by

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

Send Tax Notice To: Cynthia Lynne Perry
148 Mangrove Drive
Alabaster, Alabama 35007
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy four thousand five hundred & No/100 (74,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Michael A. Clemmons and wife, Diania R. Clemmons

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Cynthia Lynne Perry

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

Lot 21, Block 5, according to the Map and Survey of Bermuda Hills, Second Sector,
Second Addition, as recorded in Map Book 9, Page 29 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1994.

Subject to easements to Southern Natural Gas Corp., as recorded in Volume 90,
Page 445; and Volume 90, Page 333.

Subject to easements to Plantation Pipe Line Co., as recorded in Volume 212, Page
635; Volume 112, Page 364; and Volume 112, Page 280.

Subject to easements to Alabaster Water & Gas Board as recorded in Volume 278,
Page 391, and Volume 278, Page 387.

Subject to right of way granted to Shelby County, Alabama, as recorded in Volume
280, Page 340.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded
in Volume 310, Page 213; Volume 310, Page 215; and Book 1, Page 354.

Subject to 35' building line from Mangrove Drive; and a 10' utility easement along
the Easterly lot line; all as shown on recorded map.

\$ 70,750.00 of the purchase price was paid for 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 1st
day of November, 19 93.

(Seal)

(Seal)

(Seal)

Michael A. Clemmons (Seal)
Diania R. Clemmons (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 Michael A. Clemmons and wife, Diania R. Clemmons,
whose name S. 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 1st day of November, A. D., 19 93.

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994

1993-35238

11/09/1993-35238
DEED AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOA MEL 12.50