

This instrument was prepared by

(Name) S. W. Smyer, Jr.

(Address) 2118 1st Avenue North, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand Seven Hundred Fifty and No/100's Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert P. Parker, a married man, and S. W. Smyer, Jr., a married man

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

Yvonne L. Dreon

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

Lot 32, COUNTRYSIDE AT CHELSEA, THIRD SECTOR, according to the map recorded in Map Book 12, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Building setback line of 35 feet reserved from Timber Trail as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 201, Pg. 463 and Map Book 12, Pg. 84, in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 15, Pg. 899, in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 199, Pg. 767, and covenants pertaining thereto recorded in Real 202, Pg. 681, in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13, Pg. 1 and Deed Book 24, Pg. 31, in Probate Office.

01/12/1994-01297
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 29.50

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 6th day of January, 1994.

(Seal)

(Seal)

(Seal)

Robert P. Parker

S. W. Smyer, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert P. Parker and S.W. Smyer, Jr. whose name 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 6th day of January, A. D., 1994.

Manda Saint Thomas
Notary Public.

MY COMMISSION EXPIRES OCTOBER 12, 1994

Inst # 1994-01297