

THIS INSTRUMENT PREPARED BY:

NAME Jack W. Monroe, Jr.
2013 Kentucky Avenue
ADDRESS Birmingham, AL 35216

Send Tax Notice To:

Maurice Ann Teer
Box 33, Houston Drive
Alabaster, AL 35207

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY }
COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand (\$1,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Richard Whitten and wife, Mayme Whitten, and Maurice Ann Teer, a single woman

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

Maurice Ann Teer

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

Lots 32 and 33 of Deer Springs Estates - Third Addition as recorded in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby County, Alabama, also that part of Lot 31 of said subdivision more particularly described as follows: Begin at the most Southerly corner of said Lot 31, said point also being the most Easterly corner of said Lot 32 and said point also being on the Northwest Right of Way Line of Houston Drive; thence in a Northwesterly direction, along the Southwest line of said Lot 31 and the Northeast Line of said Lot 32, a distance of 175.0 feet to the most Westerly corner of said Lot 31, said point also being the most Northerly corner of said Lot 32; thence 90 degrees right, in a Northeasterly direction along the Northwest line of said Lot 31, a distance of 25.0 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 175.0 feet to a point on the Northwest Right of Way Line of Houston Drive, said point also being on the Southeast line of said Lot 31; thence 90 degrees right, in a Southwesterly direction, along said Right of Way Line and said Southeast line, a distance of 25.0 feet to the point of Beginning.

Richard Whitten and Morris R. Whitten are one and the same person.

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 19th day of January, 19 94.

(Seal)

(Seal)

(Seal)

Morris R. Whitten (Seal)
Richard Whitten (Seal)
Mayme Whitten (Seal)
Maurice Ann Teer (Seal)
Maurice Ann Teer

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Whitten, Mayme Whitten, and Maurice Ann Teer 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 19th day of January, A. D., 19 94.