

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Tammy R. Richardson

(Address) 116 Park Place Circle
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY THREE THOUSAND SIX HUNDRED TWENTY TWO AND NO/100THS (\$83,622.00)

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

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

Tammy R. Richardson, a single individual

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

Lot 12, according to the survey of Park Place, Third Addition, as recorded in Map Book 17
page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way,
limititions, if any, of record.

\$79,400.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1994-03646

02/03/1994-03646
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00

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, I have hereunto set MY hands(s) and seal(s), this 31st
day of January, 19 94.

Ronny Landrum DBA Landrum Builders

BY: Ronny Landrum (Seal)
Ronny Landrum

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Ronny Landrum DBA Landrum Builders
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1994-03646