

SEND TAX NOTICE TO:

(Name) Roxanne R. Berry

(Address) 5345 Harvest Ridge Lane
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Hayes D. Brown, Esq.

(Address) 2100-A Southbridge Parkway, Suite 376, Birmingham, Alabama 35209

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

20.00

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten dollars (\$10.00) and other good and valuable consideration

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

James L. Berry and wife Roxanne R. Berry

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

Roxanne R. Berry

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 56, according to the survey of Meadow Brook, 12th sector, as recorded in Map Book 9, Page 27, in the Probate office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, building lines, rights of way and agreement with Alabama Power Company of record.

Subject to that certain purchase money mortgage executed James L. Berry and wife Roxanne R. Berry, to SouthTrust Mortgage Corporation dated July 9, 1987 and recorded on the office of the Judge of Probate of Shelby County, Alabama at Real Volume 18 Page 903.

And subject to that certain mortgage from James L. Berry and wife Roxanne R. Berry to Altus Bank and assigned to AmSouth Bank at Fiche 4327 dated 4-13-92.

TITLE NOT RESEARCHED BY PREPARER

02/18/1994-05611
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
BOB MCS 29.30

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 ~~they~~ (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 10th day of February, 1994.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

James L. Berry 2/10/94
James L. Berry
Roxanne R. Berry
Roxanne R. Berry

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Hayes D. Brown, a Notary Public in and for said County, in said State, hereby certify that James L. Berry and Roxanne R. Berry, wife 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 10th day of February, A. D., 1994

Hayes D. Brown
Notary Public

Inst # 1994-05611