



american title insurance company

BIRMINGHAM, ALABAMA

SEND TAX NOTICE TO:
JOHN E BEST
2203 WILLIAMSBURG DRIVE
PELHAM, AL 35124

This instrument was prepared by

(Name) W. ALAN SUMMERS

1275 CENTER POINT PKWY, BHAM, AL

(Address)

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS

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

BRIAN METZ, UNMARRIED

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

JOHN E BEST, JR

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

SHELBY

Lot 27, according to the SURVEY of CHANDA TERRACE 1ST SECTOR as recorded in Map
Book 9, Page 100, in the PROBATE OFFICE of SHELBY County, ALABAMA.

Subject to Easements and Restrictions of Record.

Subject to taxes for 1994 and thereafter.

The Grantee herein agrees to assume and pay that certain Mortgage in the
remaining principal balance of \$75,440.00, in favor of AMSOUTH MORTGAGE CO, INC,
as recorded in INSTRUMENT : 1993-13577, Page , and assigned to AMSOUTH
BANK in INSTRUMENT NO. 1993-20347 , in the PROBATE OFFICE of
SHELBY County, ALABAMA.

Inst # 1994-07192
03/04/1994-07192
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 26.00

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEEES, 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 GRANTEEES, 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 18th
day of February, 1994

(Seal)

(Seal)

(Seal)

X Brian Metz

BRIAN METZ

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, W. ALAN SUMMERS, a Notary Public in and for said County, in said State, hereby certify that BRIAN METZ, UNMARRIED whose name is 15 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of

February

A. D. 19

94

William Alan Summers
Notary Public

Inst # 1994-07192