



JEFFERSON TITLE CORPORATION
 P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond, Woosley & Palmer
 (Address) 2204 Lakeshore Drive, Suite 130
Birmingham Al 35209

Rachel A. Harden
 605 Cherokee Circle
 Birmingham Al 35242

Inst # 1994-07741

WARRANTY DEED

STATE OF ALABAMA
 Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

One Hundred Sixteen Thousand and 00/100-----

That in consideration of

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

Karen E. Baldus Searcey and husband Bill Searcey

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

Rachel A. Harden

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

~~Jefferson~~ Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Broken Bow, First Addition, Second Phase, as recorded in Map Book 8 page 139 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County Alabama.
 \$ 104,400.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of February, 1994

(SEAL) Karen E. Baldus Searcey (SEAL)
 Karen E. Baldus Searcey

(SEAL) Bill Searcey (SEAL)
 Bill Searcey
 Inst # 1994-07741

(SEAL) _____ (SEAL)

STATE OF Alabama
Jefferson COUNTY }

03/09/1994 07741
 02:51 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 General Acknowledgment 20.50

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that Karen E. Baldus Searcey and husband Bill Searcey

is _____ is _____ whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 1994 A.D. 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
 MY COMMISSION EXPIRES: May 6, 1997.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

[Signature]
 Notary Public