

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Turk L. Bence

(Address) 2266 Richmond Circle
Pelham, Alabama 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIX THOUSAND TWO HUNDRED AND NO/100THS(\$106,200.00) DOLLARS

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

Walter G. Wilbert, Jr. and wife, Shelley E. Wilbert

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Turk L. Bence and wife, Melanie H. Bence, joint tenants in common

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

Lot 17, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in Map Book 14, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$108,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1994-08206

03/14/1994-08206
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCD 9.50

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..... 8th.....
day of..... December....., 19..... 93

(Seal)

(Seal)

(Seal)

Walter G. Wilbert, Jr. (Seal)
Shelley E. Wilbert (Seal)
Shelley E. Wilbert (Seal)

STATE OF ALABAMA OHIO
WOOD Shelby COUNTY

General Acknowledgment

I,..... the undersigned authority....., a Notary Public in and for said County, in said State, hereby certify that Walter G. Wilbert, Jr. and Shelley E. Wilbert whose names..... 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 8th day of December, A. D., 19..... 93
Courtney
Notary Public, State of Ohio
My Commission Expires Aug. 3, 1998

Notary Public.

194-08206