

SEND TAX NOTICE TO:

(Name) Sue P. Brantley
(Address) 917 Colesbury Circle
Pelham, Alabama 35124

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
(Address) 31 Inverness Center Pkwy., Suite 360
Birmingham, Alabama 35242

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 EIGHTY-SEVEN THOUSAND AND NO/100 (\$87,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, KNOX A. BANNISTER and SONUA L. BANNISTER, Husband and Wife

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

SUE P. BRANTLEY

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

Lot 43, Block 1, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for 1994 & subsequent years, not yet due & payable.
2. 35 ft. building setback line along Colesbury Circle; 7.5 ft. easement along northerly lot line & 15 ft. easement along easterly lot line as shown on recorded map.
3. Restrictive covenants appearing of record in Misc. Book 2, Page 224.
4. Right of Way granted Alabama Power Co. recorded in Deed Bk. 277, Page 640.

Inst # 1994-09978

03/28/1994-09978
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 95.50

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 24th day of March, 1994.

(Seal)

[Signature of Knox A. Bannister] (Seal)
KNOX A. BANNISTER

(Seal)

[Signature of Sonua L. Bannister] (Seal)
SONUA L. BANNISTER

(Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Knox A. Bannister and Sonua L. Bannister, Husband and Wife 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 24th day of March, A. D., 1994.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BY COMMISSION FROM THE STATE OF ALABAMA
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

[Signature of Notary Public]

Notary Public

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