

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Diane T. Davenport  
604 Hillsboro Lane  
Helena, AL 35080

PARCEL# 58-13-8-28-1-001-024.048

STATE OF ALABAMA )

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00), AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DAVID W. MCRAE AND WIFE, DAWN M. MCRAE** (herein referred to as Grantors) do grant, bargain, sell and convey unto **DIANE T. DAVENPORT** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 16, Block 3, according to Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110, in the Probate Office of Shelby County, Alabama.

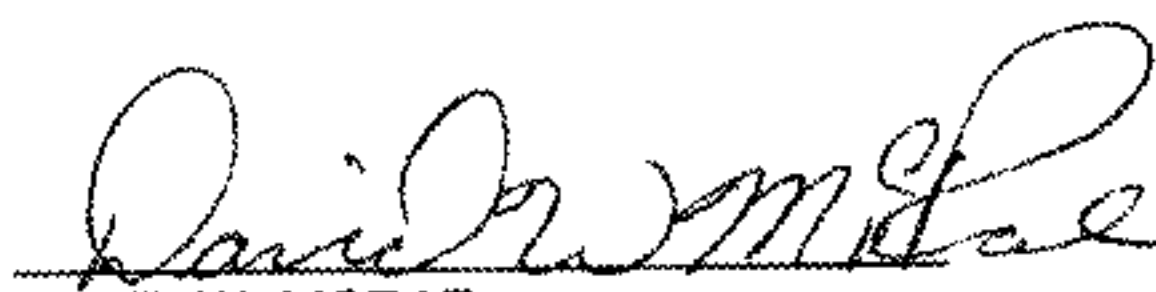
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

As a part of the consideration for the conveyance, grantee agrees to assume and pay the mortgage debt recorded at Real 66, Page 183 of the Mortgage Records of Shelby County, Alabama, and also hereby assume the obligations of James R. Morrison under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of the indebtedness above mentioned.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 29th day of April, 1994.

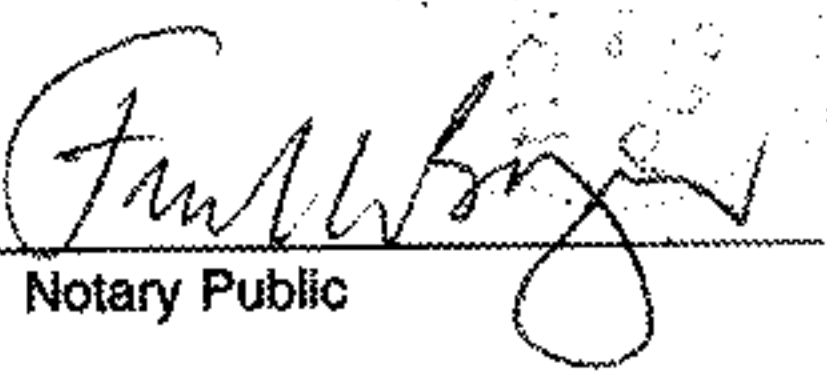
  
DAVID W. MCRAE

  
DAWN M. MCRAE

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DAVID W. MCRAE AND WIFE, DAWN M. MCRAE**, 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 the 29th day of April, 1994.

  
Notary Public

My Commission Expires: 11/20/96

zdaven

Inst # 1994-14876  
05/05/1994-14876  
03:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 16.50