

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Stacia N. Patrick
1119 2nd Street N.E.
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-97 Rev. 1-96

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Six Thousand Five Hundred and no/100ths-----\$76,500.00

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

Arthur E. Segers and wife, Jennifer V. Segers

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

Stacia N. Patrick, a single individual

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

The North 1/2 of Lot 11 and the South 75 feet of Lot 10, in Block 3, according to the Survey of Cedar Grove Estates, First Addition, as recorded in Map Book 3, Page 141, in the Probate Office of Shelby County, Alabama.

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

\$72,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-17744

06/02/1994-17744
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 12.50

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 GRANTEE, 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 GRANTEE, 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 23rd day of May, 1994.

(Seal)
(Seal)
(Seal)

Arthur E. Segers (Seal)
Jennifer V. Segers (Seal)
(Seal)

STATE OF FLORIDA
St. Lucie COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur E. Segers and wife, Jennifer V. Segers whose name 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 were signed.

Given under my hand and seal this 23rd day of May, A. D., 1994.



LILLIAN ANNE SENESAC
My Comm Exp. 4/25/98
Bonded By Service Inc.
No. CC367364

Lillian Anne Senesac
Notary Public.

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