

93090080

This instrument prepared by:
Stewart Title of Birmingham
2700 Highway 280 South, Suite 60
Birmingham, AL 35223

SEND TAX NOTICE TO:
(Name) Deborah T. Fields
(Address) 223 3rd St., Helena, AL 35080

Warranty Deed
WITHOUT SURVIVORSHIP

Inst # 1994-18090

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of the sum of SIXTY-NINE THOUSAND AND NO/100 DOLLARS (\$69,000.00) to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, DAN REEVES, CLERK OF THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto DEBORAH T. FIELDS (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to wit:

Lot 1 and North Half of Lot 2, Block 10, according to the Map of Town of Helena, as recorded in Map Book 3, page 121, in the Probate Office of Shelby County, Alabama.

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

\$62,100.00 of the purchase price recited hereinabove was paid from mortgage loan closed simultaneously herewith.

This deed is executed in accordance with that certain court order Case #CV93-766-NJ dated May 27, 1994.. Deborah T. Fields herein is one and the same person as Debbie Fields.

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.

WITNESS my (our) hand(s) and seal(s), this 31st day of May, 1994.

Sign *Dan Reeves* (Seal)
DAN REEVES, CLERK OF THE CIRCUIT
COURT OF SHELBY COUNTY, ALABAMA.

Inst # 1994-18090
Sign _____ (Seal)

06/06/1994-18090
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

STATE OF ALABAMA }
COUNTY OF JEFFERSON } GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Dan Reeves whose name as Clerk of the Circuit Court of Shelby County, Alabama, is 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, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on this 31st day of May, 1994.

NOTARY PUBLIC:
Sign *Laurie A. Walden*
Print Laurie A. Walden

{NOTARIAL SEAL}

My commission expires: MY COMMISSION EXPIRES JULY 16, 1997

Stewart Title