

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

Send Tax Notice To: SUSAN JANE DENNIS
name 110 St. Charles Drive
Helena, Alabama 35080
address

WARRANTY DEED

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

That in consideration of One Hundred Twenty-seven Thousand Two Hundred Fifty and
No/100-----DOLLARS

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

DANIEL RAYMOND BIRD, an unmarried man

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

SUSAN JANE DENNIS

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

Lot 5, according to the Survey of St. Charles Place, as recorded in Map
Book 17, Page 6, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.

(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.

(3) Mineral and mining rights, if any.

\$ 97,250.00 of the purchase price is being paid by the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst. # 1994-18760

06/10/1994-18760
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

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(S),
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(S), their heirs and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, I..... have hereunto set..... my..... hand (s) and seal (s), this..... 3rd.....
day of..... June..... 1994.....

(Seal)

Daniel Raymond Bird..... (Seal)
DANIEL RAYMOND BIRD

(Seal)

..... (Seal)

(Seal)

..... (Seal)

STATE OF ALABAMA }
..... JEFFERSON..... COUNTY }

General Acknowledgment

I..... the undersigned authority....., a Notary Public in and for said County, in said State,
hereby certify that..... DANIEL RAYMOND BIRD.....
whose name..... is..... signed to the foregoing conveyance, and who..... is..... known to me, acknowledged before me
me on this day, that, being informed of the contents of the conveyance..... he.....
executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this .. 3rd .. day of .. June .. A. D., 1994 ..

J. D. B. - 94
Notary Public