

WARRANTY DEED (Without Survivorship)

45,000

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of Ten Dollars and no/100, (\$10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Todd A. Greenawalt, Sr., and Wanda H. Greenawalt, formerly husband and wife, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Wanda H. Greenawalt, a single woman, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 139, according to the Map of Weatherly Windson, Sector 5, as recorded in Map Book 14, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record, and ad valorem taxes for current year.

TITLE NOT EXAMINED

This conveyance is pursuant to the Final Judgment of Divorce of June 1, Jefferson County Case Number DR94-1661-JGP.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simply 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th day of June, 1994.

Wanda H. Greenawalt (Seal)
Wanda H. Greenawalt, a Single Woman
Todd A. Greenawalt, Sr. (Seal)
Todd A. Greenawalt, Sr., a Single Man

STATE OF ALABAMA )
Shelby COUNTY )

I, Hannah Elaine Franze, a Notary Public in and for said County, in said State, hereby certify that Wanda H. Greenawalt, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of June, 1994.

Hannah Elaine Franze
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995

STATE OF ALABAMA )
Shelby COUNTY )

I, Hannah Elaine Franze, a Notary Public in and for said County, in said State, hereby certify that Todd A. Greenawalt, Sr., a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of June, 1994.

Hannah Elaine Franze
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995

THIS INSTRUMENT PREPARED BY:

BOYD, FERNAMBUCQ & NICHOLS
Suite 302
2801 University Boulevard
Birmingham, AL 35233
(205) 930-9000

Inst # 1994-19711
06/21/1994-19711
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 53.50

5013 Rime Village
B'ham. 35216