

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: PEARL FARRIS
(Name) 905 3rd Ave. NW
(Address) Alabaster AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND and 00/100-----(\$60,000.00)-----DOLLARS

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

JESSIE EDWIN YARBOROUGH and wife, WANDA FAYE YARBOROUGH

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

PEARL FARRIS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lots 1 and 2 in Block 8, according to the survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955 and recorded in Map Book 3, Page 156 in said Probate Office; which said map is entitled "Alabaster Gardens" being a subdivision of part of S 1/2 of SW 1/4 of Section 35, Township 20 South, Range 3 West.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Covenants and restrictions as shown by instrument recorded in Deed Book 175, Page 68, in the Probate Office of Shelby County, Alabama.

30-foot building set back line on front of lot and 5 feet from either side of lot as shown on recorded map of subdivision.

Transmission Line Permit to Alabama Power Company dated August 25, 1959 and recorded in Deed Book 205, Page 658 in the Probate Office, covering an easement adjacent to public street along North line of Block 8.

Permit to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 25, Page 135 in the Probate Office.

Transmission Line Permit to Alabama Power Company recorded in Deed Book 181, page 34 in the Probate Office of Shelby County, Alabama.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF JACK AND NORA WHATLEY, EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$60,000.00.

Inst # 1994-21200

07/06/1994-21200
10:45 AM CERTIFIED

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of JUNE, 19 94

(Seal)

(Seal)

(Seal)

Jessie Edwin Yarborough (Seal)
JESSIE EDWIN YARBOROUGH

WANDA FAYE YARBOROUGH (Seal)
Wanda Faye Yarborough (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Jessie Edwin Yarborough and wife, Wanda Faye Yarborough

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of JUNE 19 94

My Commission Expires: 5/95

Notary Public

1994-21200