

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Mary Joan McBrayer
600 Creekview Drive
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) James R. Moncus, Jr.

(Address) 1318 Alford Avenue, Suite 102, Birmingham, Alabama 35226
94-287

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Nine Thousand Nine Hundred Fifty and No/100 -----Dollars
(\$59,950.00)

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

Betty M. Burleson, an unmarried woman

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

Mary Joan McBrayer

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

Lot 14, Block 6, according to the survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5 page 124, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: 1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.

\$40,000.00 of the purchase price recited above was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

Grantor is the sole surviving grantee of that certain warranty deed with right of survivorship recorded in Real 183, Page 39, in the Probate Office of Shelby County, Alabama; the other grantee, Bobby Gene Burleson, having died on or about the
20 day of May, 1992.

* 1994-21966

07/13/1994-21966
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DQ1 NCB 28.50

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 5th
day of July, 1994.

(Seal)

Betty M. Burleson
Betty M. Burleson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned Betty M. Burleson, a Notary Public in and for said County, in said State, hereby certify that she 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, A. D., 1994

My commission expires: 2/23/96 Notary Public.

Inst # 1994-21966