

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Lynne E. Bates

4818 Riverwood Place

(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law

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

Form 1-1-87 Rev. 1-88 94-333

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Nine Thousand Nine Hundred and No/100 -----Dollars
(\$79,900.00)

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

Eula J. McCartney, an unmarried woman

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

Lynne E. Bates

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

Lot A, Block 4, according to the survey of Riverwood, First Sector, as recorded in Map Book 8 page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with an undivided 1/106's interest in the common area as defined in the declarations recorded in miscellaneous Volume 39 page 880.

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.

\$75,900.00 of the above mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.

Inst # 1994-24030

08/01/1994-24030
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

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 27th day of July, 1994.

(Seal)

Eula J. McCartney
Eula J. McCartney

(Seal)

(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 Eula J. McCartney, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, A. D., 1994

Notary Public.

My commission expires: 2/23/96

Inst # 1994-24030