

SEND TAX NOTICE TO:

(Name) Kelly Short Newberry

(Address) 144 Park Place Lane

Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Seven Thousand Nine Hundred and NO/100s (\$87,900.00) Dollars

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

Ronny Landrum d/b/a Landrum Builders

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

Kelly Short Newberry, a married individual

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

Lot 10, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, setback lines and right of way, if any of record.

\$83,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not homestead property of the Grantor as defined by the Code of Alabama.

Inst # 1994-30057

10/03/1994-30057
12:36 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 13.00

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 29th day of September, 1994.

(Seal)

(Seal)

(Seal)

Ronny Landrum (Seal)
Ronny Landrum d/b/a Landrum Builders

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronny Landrum d/b/a Landrum Builders 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, A. D., 1994.

3/26/98

Dawn Rasco

Inst # 1994-30057