



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Send tax notice to:
Karen C. Ogg
5236 Broken Bow Lane
Birmingham, AL 35242

This instrument was prepared by

(Name) Holliman, Shockley & Kelly, Attorneys
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand Nine Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
John A. Gjellum, a married man and Linda L. Gjellum, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Karen C. Ogg, 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 7, in Block 3, according to the Survey of Broken Bow, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$69,900.00 of the purchase price recited above is being paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of John A. Gjellum or his spouse.

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 3rd
day of October, 19 94.

_____(SEAL) John A. Gjellum _____(SEAL)

_____(SEAL) Linda L. Gjellum _____(SEAL)

_____(SEAL) 10/07/1994-30695 _____(SEAL)
02:14 PM CERTIFIED

STATE OF Alabama
Jefferson COUNTY }

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 59.50
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that John A. Gjellum, a married man and Linda L. Gjellum, a single woman

whose name(s) are signed to the foregoing conveyance, and who are 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 3rd day of October, A.D. 19 94.

8-29-98

JOHN R. HOLLIMAN
Notary Public

Inst # 1994-30695