



Send Tax Notice To:
JEFFREY KENNEDY MANN
2604 Royal Circle
Pelham, Alabama 35124

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

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand 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,

STEVE W. EWING and wife, CHANDA L. EWING

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

JEFFREY KENNEDY MANN, A SINGLE MAN

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

Lot 26, according to the Survey of Royal Oaks, 2nd Sector, as recorded in Map Book 7, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

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.
(3) Mineral and mining rights, if any.

\$ 91,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 29th
day of September, 19 94

(SEAL) Steve W. Ewing (SEAL)
STEVE W. EWING

(SEAL) Chanda L. Ewing (SEAL)
CHANDA L. EWING

(SEAL) 10/07/1994-30707 (SEAL)
02:45 PM CERTIFIED

STATE OF Alabama
Jefferson COUNTY }

SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment 34.00

I, the undersigned authority in said State, hereby certify that STEVE W. EWING and wife, CHANDA L. EWING a Notary Public in and for said County,

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 29th day of September A.D. 19 94

Catherine M. Scott
Notary Public

MY COMMISSION EXPIRES AUGUST 3, 1998

Inst # 1994-30707