

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL K. HOLLORAN  
3434 WILDEWOOD DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of SEVENTY THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$70,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STACEY VICTORIA EDWARDS, AND HUSBAND and CLINTON RAY BENNETT (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL K. HOLLORAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF WILDEWOOD VILLAGE - FIRST ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 334, Page 198.
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Volume 39, Page 446.
4. Agreement for underground utility distribution with Alabama Power Company as recorded in Misc. Volume 39, Page 440.
5. 10 foot easement across rear of lot for access, as shown on recorded plat.

STACEY VICTORIA EDWARDS AND STACEY VICTORIA EDWARDS BENNETT ARE ONE AND THE SAME PERSON.

AS A PART OF THE CONSIDERATION FOR THE WITHIN CONVEYANCE, THE GRANTEE HEREIN ASSUMES AND AGREES TO THE PAY THE OUTSTANDING PRINCIPAL BALANCE, TOGETHER WITH INTEREST THEREON, DUE ON THAT CERTAIN MORTGAGE FROM STACEY VICTORIA EDWARDS AND CLINTON RAY BENNETT TO JOHNSON & ASSOCIATES, DATED THE 25TH DAY OF SEPTEMBER, 1992, AND RECORDED ON OCTOBER 1, 1992 IN INSTRUMENT #1992-21928, AND LAST TRANSFERRED AND ASSIGNED TO CHEMICAL MORTGAGE COMPANY, BY INSTRUMENT RECORDED IN INSTRUMENT #1993-31418, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ACCORDING TO THE TERMS AND CONDITIONS OF SAID MORTGAGE AND THE INDEBTEDNESS THEREBY SECURED.

10/13/1994-31102  
08:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 82.50

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STACEY VICTORIA EDWARDS, AND HUSBAND and CLINTON RAY BENNETT, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of October, 1994.

  
STACEY VICTORIA EDWARDS

  
CLINTON RAY BENNETT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STACEY VICTORIA EDWARDS AND CLINTON RAY BENNETT whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10<sup>th</sup> day of October, 1994.

  
Notary Public

My commission expires: 2/17/96

Inst # 1994-31102

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