

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Roy W. Driver
146 Park Place Lane
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC
PO BOX 360187
(Address) Birmingham, AL 35236-0187

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Seven Thousand Nine Hundred and no/100ths-----\$77,900.00

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

Ronny Landrum d/b/a Landrum Builders

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

Roy W. Driver

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

Lot 11, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Bok 18 page 116, in the Probate Office of SHELBY County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$70,110.00 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 # 1994-31357

10/17/1994-31357
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50

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 13th day of OCTOBER, 1994.

(Seal)
(Seal)
(Seal)

Ronny Landrum d/b/a Landrum Builders

Ronny Landrum (Seal)

(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, Courtney H. Mason, Jr., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of October, A. D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

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