

R94-1543

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DEBRA L. MAYS
5140 SHAMROCK DRIVE
HELENA, AL 35080

Inst # 1994-33381

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FOUR THOUSAND DOLLARS and 00/100 (\$94,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, YEVETTE L. TRUSSELL, A MARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEBRA L. MAYS, AN UNMARRIED WOMAN (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, COTNEY'S ADDITION TO HELENA, AS RECORDED IN MAP BOOK 18 PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. A 30 ft. Southern Natural Gas easement along the Northwest side, a 35 ft. building line the front and rear, a 12 ft. side building line and a irregular 20 ft. sanitary sewer easement in the Southwestern corner as shown by recorded plat.
3. Private Sanitary sewer pressure line easement as recorded in Deed Book 90 page 480.
4. Line permit to Plantation Pipe Line Co. as recorded in Deed 112 page 207.
5. Transmission line permit to Alabama Power Co., as recorded in Deed Book 113 page 182 and Deed Book 174 page 306.
6. Right of way to V.B. Currie for ingress and egress as recorded in Deed Book 139 page 201.
7. Less and Except any part of said property condemned or to be condemned by lis pendens filed by the Utilities Board of the Town of Helena, as recorded in Lis Pendens Book 5 page 11, in the Probate Office of Shelby County, Alabama.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HER SPOUSE.

\$80,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

11/08/1994 12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

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, YEVETTE L. TRUSSELL, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of October, 1994.

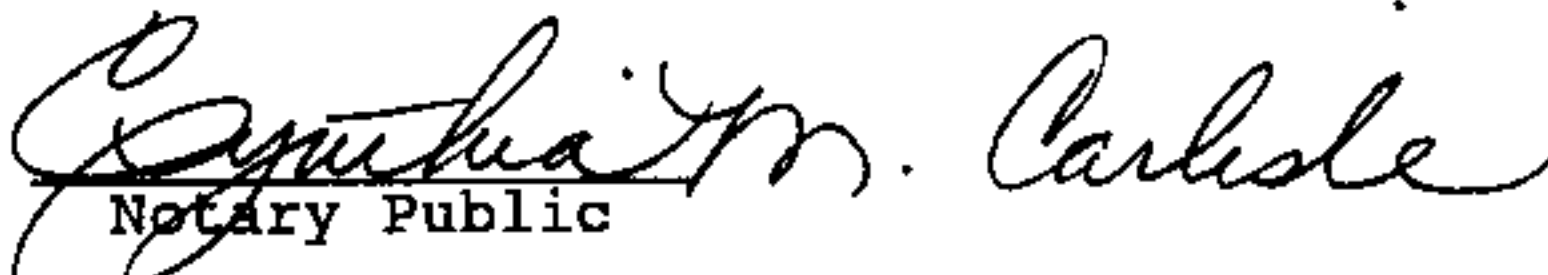

YEVETTE L. TRUSSELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that YEVETTE L. TRUSSELL, 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 25th day of October, 1994.


Notary Public

My commission expires: _____

11/08/1994-33381
12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00
Inst # 1994-33381
Noty Rec # 994-27480