

This instrument was prepared by:

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Steven W. Gifford  
name

2517 Titonka Road  
address

Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100-----  
-----DOLLARS (\$120,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Carolyn Gay Yarbrough and Lucille M. Gay, an unmarried woman  
a married woman

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

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

Lot 29, according to Indian Valley, Third Sector, as recorded in Map Book 5,  
Page 97, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 114,000.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

Harold E. Gay, former record title holder to the subject property died on or  
about November 5, 1994.

This property is not the homestead of Carolyn Gay Yarbrough, grantor herein,  
or her spouse.

Inst # 1994-36184

12/09/1994-36184  
09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 6th  
day of December, 19 94

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Carolyn Gay Yarbrough (Seal)  
Carolyn Gay Yarbrough

Lucille M. Gay (Seal)  
Lucille M. Gay

\_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, Lamar Ham, a Notary Public in and for the said County, in said State, hereby certify that  
Carolyn Gay Yarbrough and Lucille M. Gay, an unmarried 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 hands and official seal this 6th day of December A.D., 19 94

\*a married woman

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Inst # 1994-36184