

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

}
}
} KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Hundred Twenty Eight Thousand Nine Hundred and 00/100 to MICHAEL M. SHAFER and wife, VANESSA SHAFER (herein referred to as Grantor, whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto

Barbra A. Edwards

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

Lot 15-B, according to the Survey of Stone Brook - First Sector, as recorded in Map Book 13, Page 135 A & B, in the Probate Office of Shelby County, Alabama; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

\$122,450.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns forever.

And Grantor, for myself and for my heirs, executors and administrators, covenant with said Grantee, and Grantee's assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 7th day of November 1994.

Michael M. Shafer (SEAL)
MICHAEL M. SHAFER

Vanessa Shafer (SEAL)
VANESSA SHAFER
Inst # 1994-36886

STATE OF Alabama }
Shelby COUNTY }

12/19/1994-36886
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment 002 MCD 1.50

The undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL M. SHAFER 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 7th day of November A.D. 1994.

Y. C. Edwards Notary Public
1994

[ACKNOWLEDGMENT PAGE FOLLOWS]

Martin

Inst # 1994-36886

[ACKNOWLEDGMENT]

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that VANESSA SHAFER 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November A.D. 1994

[Signature] Notary Public

NOTARY PUBLIC - SHELBY COUNTY, ALABAMA

Inst. # 1994-36886

12/19/1994-36886
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.50

MARTIN, DRUMMOND, WOOSLEY, & PALMER, P.C.
100 Lakeshore Drive Suite 130
Birmingham, Alabama 35209

AFTER RECORDING RETURN TO: