

This instrument was prepared by:

(Name) Mary Lynn Campisi

Send Tax Notice To: Susan D. Masters
name

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

1829 Stone Brook Lane
address
Birmingham, Alabama 35242

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY TWO THOUSAND AND NO/100-----
-----DOLLARS (\$142,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, James William Sanders, Jr., an unmarried man and
Jamie Donlyn Carpenter, an unmarried woman

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

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

Lot 1-B, according to the Map of The Cottages of Brook Highland, as recorded
in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

\$127,000.00 of the consideration stated hereinabove was paid from the proceeds
of a mortgage loan of even date and closed simultaneously herewith.

Subject to restrictions, building lines, easements, agreements and right of
ways as same are filed of record.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a
lien but not due and payable until October 1, 1995.

Inst # 1994-37546

12/28/1994-37546
12:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC0 23.50

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 21st
day of December, 19 94

_____(Seal)
_____(Seal)
_____(Seal)

James William Sanders, Jr. (Seal)
Jamie Donlyn Carpenter (Seal)
_____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Mary Lynn Campisi, a Notary Public in and for the said County, in said State, hereby certify that
James William Sanders, Jr. and Jamie Donlyn Carpenter
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 21st day of December, 'A.D., 19 94

My Commission Expires: 6/16/95

Mary Lynn Campisi

Notary Public

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