

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
BARBARA BELL MANDY
2864 Hastings Road
Birmingham, AL 35223

WARRANTY DEED

\$ 500.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM H. MANDY, JR. and wife, BARBARA B. MANDY, (herein referred to as grantors) do grant, bargain, sell and convey unto BARBARA BELL MANDY (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 33, in Shelby Shores, 1978 Addition, according to map as recorded in Map Book 7, Page 88, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO all easements, reservations, restrictions and rights of way appearing of record affecting the subject property.

The property does not constitute the homestead or residence of the Grantors.

This deed was prepared with information supplied by the Grantor and Grantee herewith without the benefit of a title search being performed on the subject property.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9 day of January, 1995.

William H. Mandy, Jr.
WILLIAM H. MANDY, JR.

Barbara B. Mandy
BARBARA B. MANDY

01/18/1995-01496
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1995-01496

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM H. MANDY, JR. and wife, BARBARA B. MANDY**, whose names 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 hand and official seal this 9th day of January, 1995.

Joanne Jackson
NOTARY PUBLIC

My Commission Expires:

(SEAL)

10-24-96

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