

Send Tax Notice To:

Sarah D. Chapman
 4818 Rustlewood Way
 Birmingham, Alabama 35243
 PID#

WARRANTY DEED

9 4 1 4 / 5 7 3 4

STATE OF ALABAMA
 Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred Seventy-Two Thousand Nine Hundred and 00/100'S * (\$172,900.00)**
 Dollars

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Peter D. Bennett and Debora M. Bennett, Husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Sarah D. Chapman and M.L. Chapman

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

Lot 10, according to the Amended Map of Fourth Sector, Altadena Bend, as recorded in Map Book 7, Page 69, and as amended by Map Book 7, Page 90, in the Probate Office of Shelby County, Alabama, and according to the map recorded in Jefferson County, Alabama, in Map Book 116, Page 53, and as amended by Map Book 117, Page 82.

\$81,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

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

Subject to easements, covenants, restrictions, right-of-way(s), building lines, limitations and agreements as filed in Shelby County and Jefferson County, Alabama.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 30th day of November, 1994.

01/19/1995-01573
 10:16 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 12.00

Peter D. Bennett
Peter D. Bennett

Debora M. Bennett
Debora M. Bennett

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Peter D. Bennett and Debora M. Bennett, Husband and wife** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of November, 1994.

(AFFIX SEAL)

Wolff M. Norton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 124-95

94332B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

State of Alabama - Jefferson County
I certify this instrument filed on:
1994 DEC 22 A.M. 09:17

Recorded and \$ 92.00 Mtg. Tax
and \$ 7.00 Deed Tax and Fee Amt.
\$ Total \$ 99.00
GEORGE R. REYNOLDS, Judge of Probate



9414/5734

Inst # 1995-01573

01/19/1995-01573
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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