

THIS INSTRUMENT PREPARED BY:  
**JAMES R. MONCUS, JR.**  
**ATTORNEY AT LAW**  
**1318 ALFORD AVENUE SUITE 102**  
**BIRMINGHAM AL 35226**

SEND TAX NOTICE TO:

**Barbara A. Godfrey**  
**4592 Lake Valley Drive**  
**Birmingham, AL 35244**

**WARRANTY DEED**

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty-Eight Thousand and no/100 (\$138,000.00)** and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**CLAIBORNE P. SEIER, AN UNMARRIED MAN**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

**BARBARA A. GODFREY**

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

**Lot 32-A, according to the Map of Southlake Townhomes, Second Addition, being a resurvey of Lots 21 through 43, and a part of Lot 44, Southlake Townhomes, as recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Mineral and mining rights excepted.**

Subject to all easements, restrictions, and rights-of-way of record.

\$131,100.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1995-02859

02/01/1995-02859  
02:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 18.00

Inst # 1995-02859

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)  
this 27th day of January, 1995.

  
\_\_\_\_\_  
CLAIBORNE P. SEIER

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that, **CLAIBORNE P. SEIER, AN UNMARRIED MAN**, 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 seal this 27th day of January, 1995.

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES: 2/23/96

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