

This instrument was prepared by
(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Send Tax Notice To: PEGGIE KILLINGSWORTH
name P.O. BOX 392
CALERA, AL 35040
address

WARRANTY DEED

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

That in consideration of Sixty Thousand Nine Hundred Twenty-Five Dollars and 23/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
DEAN ALEXANDER and wife, ELIZABETH C. ALEXANDER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
PEGGIE KILLINGSWORTH

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

Lots 1, 2, 3, 4, 5, 6, 7 and 8, in Block 257, according to the Map of
J.H. Dunstan of the Town of Calera, Alabama.

Said map is unrecorded and is unavailable for recordation; being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. (4) Mortgage in favor of Community Mortgage Corporation, dated May 28, 1993, in the amount of \$58,607.00, and recorded as Instrument #1993-16813 in the Probate Office, and being transferred to Leader Federal Bank for Savings by instrument recorded as Instrument #1994-36678; which said mortgage Grantee herein agrees to assume and pay the remaining unpaid balance in the approximate amount of \$57,732.39, according to the terms and conditions as set forth in said mortgage.

Inst # 1995-03496

02/08/1995-03496
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 69.50

TO HAVE AND TO 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

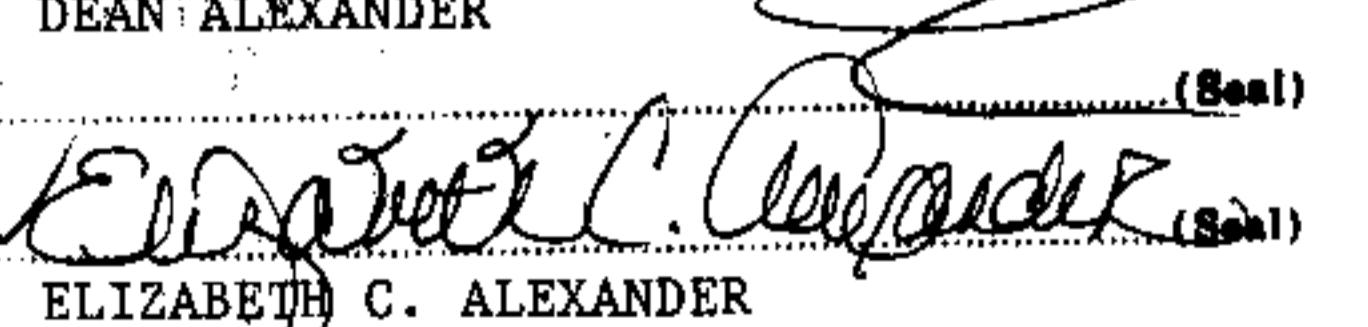
IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 27th
day of January, 1995.

(Seal)

(Seal)

(Seal)

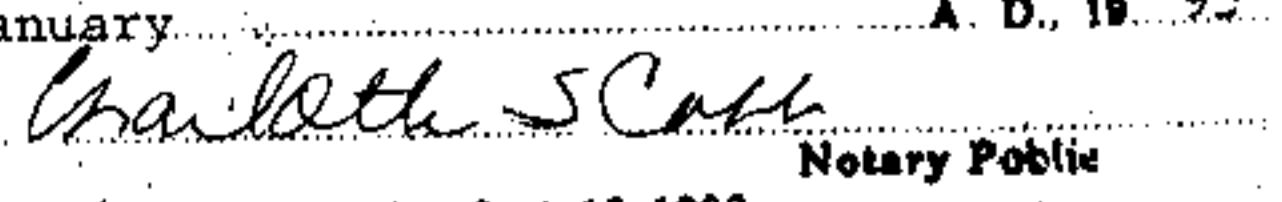

DEAN ALEXANDER (Seal)


ELIZABETH C. ALEXANDER (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DEAN ALEXANDER and wife, ELIZABETH C. ALEXANDER, 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 hand and official seal this 27th day of January, A. D. 1995.


Charlotte S. Cash
Notary Public

My Commission Expires Sept. 13, 1998

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