

Send tax notice to:

Mrs. Sandra B. Atwater  
5004 Mineola Lane  
Birmingham, Alabama 35244

This Instrument Prepared By:  
L. B. Feld, Esquire  
Feld & Hyde, P.C.  
2100 SouthBridge Parkway  
Suite 590  
Birmingham, AL 35209

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

Inst # 1995-04312

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned CHARLES F. ATWATER, JR. and SANDRA B. ATWATER (herein referred to as "Grantors"), in hand paid by SANDRA B. ATWATER (herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the real estate situated in SHELBY County, Alabama, more particularly described as follows:

Lot 21, according to the map and survey of Indian Valley, Second Sector, as recorded in Map Book 5, page 75, in the Probate Office of Shelby County, Alabama.

Reference:  
Book 143, Page 976  
Judge of Probate, Shelby County

Mineral and mining rights excepted.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for Grantors and Grantors' heirs, executors and administrators, covenant with the said Grantee that

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02/17/1995-04312  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 32.00

Grantors are lawfully seized of said premises in fee simple; that the premises are free from all encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors' heirs, executors and administrators shall warrant and defend the same unto the said Grantee and Grantee's heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals, this the 8 day of Feb., 1995.

Charles F. Atwater, Jr. (SEAL)  
CHARLES F. ATWATER, JR.

Sandra B. Atwater (SEAL)  
SANDRA B. ATWATER

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that CHARLES F. ATWATER, JR. and SANDRA B. ATWATER, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 8<sup>th</sup> day of February, 1995.

Donna B. Frey  
Notary Public

SEAL

My Commission Expires: 3-11-95

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

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