

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND & NO/100---- (\$70,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Charles W. Brooks and wife, Virginia J. Brooks (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Glenda F. Byrd, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5-A, Block 3, according to a Resurvey of Breckenridge Park, as recorded in Map Book 10, page 44, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$69,939.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 805 Hillsboro Lane, Helena, Alabama 35080.

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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of May, 1995.

Charles W. Brooks (SEAL)
Charles W. Brooks

Virginia J. Brooks (SEAL)
Virginia J. Brooks

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Charles W. Brooks and wife, Virginia J. Brooks 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 1st day of May A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Notary Public

Inst # 1995-11484

05/03/1995-11484
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.00

Inst # 1995-11484