

THIS INSTRUMENT PREPARED BY:

S. KENT STEWART
STEWART-DAVIS, P.C.
3800 COLONNADE PKWY. #650
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:

CHARLES RICHARD HELFRICK
515 Laurelwoods Trail
Helena, AL 35080

WARRANTY DEED

ASSUMPTION

State of Alabama
County of JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of --EIGHT THOUSAND TWO HUNDRED SIXTY-ONE AND 93/100'S -- DOLLARS (\$ 8,261.93) AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE FROM ANGELA S. PLOSS AND HUSBAND, DONALD C. PLOSS AND GLORIA A. SPROLES, A MARRIED WOMAN, IN THE AMOUNT OF \$91,022.00, DATED APRIL 29, 1994 AND FILED FOR RECORD MAY 3, 1994 IN VOLUME 1994-14344, RERECORDED JUNE 20, 1994 IN VOLUME 1994-19555, THE BALANCE OF WHICH IS SAID TO BE \$89,638.07, to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

DONALD C. PLOSS AND WIFE, ANGELA S. PLOSS
GLORIA A. SPROLES, A MARRIED WOMAN

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

CHARLES RICHARD HELFRICK

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

Lot 105, according to the Survey of Laurel Woods, Phase III, as recorded in Map Book 17, Page 96, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO: 1995 Taxes, a lien not yet due and payable.

Easements, restrictions and right of ways
of record.

THIS IS NOT THE HOMESTEAD PROPERTY OF GLORIA A. SPROLES AND/OR HER SPOUSE.

06/21/1995-16198
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.50

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1995-16198

IN WITNESS WHEREOF, We have hereunto set our hand(s)
and seal(s) this 27th day of May, 1995.

Ans PL

DONALD C. PLOSS

ANGELA S. PLOSS

James Q. Sprules

GLORIA A. SPROLES

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that _____

DONALD C. PLOSS AND WIFE, ANGELA S. PLOSS, AND
GLORIA A. SPROLES, A MARRIED WOMAN

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
May 1995.

Notary

Notary

My Commission Expires: 2-5-99

Inst # 1995-16198

06/21/1995-16198
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 WCD 19.50

002 MCD 19.50