

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: William H. Halbrooks
704 Independence Plaza
ADDRESS: Birmingham, Alabama 35209

Judith A. McArthur
3147 Chestnut Oaks Drive
Birmingham, Alabama 35244

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Three Thousand, Five Hundred & no/100-----
(\$143,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Patricia Stephens Townsend, an unmarried woman

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

Judith A. McArthur

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

Shelby

Lot 22-A, according to a Resurvey of Lots 15 thru 29, inclusive, the Fairways,
at Riverchase, as recorded in Map Book 14, Page 40, in the Probate Office of
Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Inst # 1995-18277

07/12/1995-18277
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 152.50

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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 27th
day of June, 1995.

(Seal)

(Seal)

(Seal)

Patricia Stephens Townsend
Patricia Stephens Townsend

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Patricia Stephens Townsend, an unmarried woman
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D., 1995.

William H. Halbrooks

Notary Public.