

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Rebecca Deneen Bateman
name
170 Brookhollow Drive
address
Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY ONE THOUSAND AND NO/100 -----
-----DOLLARS (\$91,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Karen S. Burroughs & Husband, James W. Burroughs

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

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

Lot 31, according to the Survey of Brookhollow Second Sector, as recorded in
Map Book 17, page 141, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to 15 foot building line and rights-of-way of record.

\$ 81,900.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1995-20690

08/02/1995-20690
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 26th
day of July, 19 95

_____(Seal)

_____(Seal)

_____(Seal)

Karen S. Burroughs (Seal)
Karen S. Burroughs

James W. Burroughs (Seal)
James W. Burroughs

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Karen S. Burroughs & Husband, James W. Burroughs
whose name(s) 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 hands and official seal this 26th day of July A.D. 19 95

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

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