

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Janie Fayette
401 Gables Drive
Birmingham, AL 35244

PARCEL# 58-10-9-30-0-991-004-031

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND SEVEN HUNDRED SIXTY AND 74/100 DOLLARS (\$14,760.74), AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GEORGE WALLING, an unmarried man**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **JANIE FAYETTE** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Unit 401, Building 4, in The Gables, a Condominium, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, together with an undivided interest in the common elements as set forth in the aforesaid Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables, a Condominium as recorded in Map Book 9, page 44, in the Probate Office of Shelby County, Alabama.

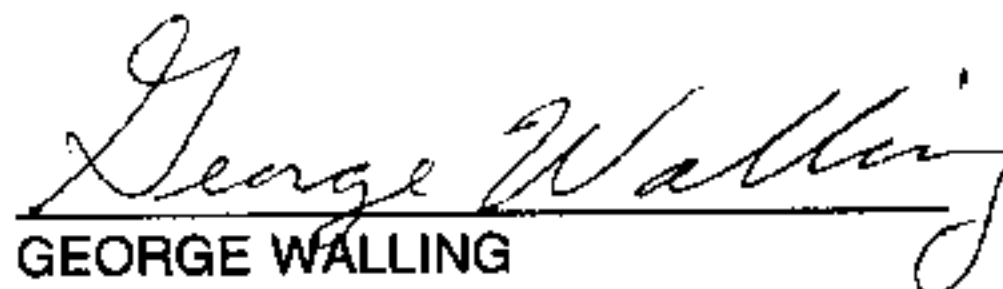
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

As part of the consideration recited above, the Grantee does hereby agree to assume and pay the unpaid balance of that certain mortgage dated January 15, 1985 to City Federal Savings and Loan Association in Real Volume 15, Page 428 and assigned by Resolution Trust Corporation as Receiver for City Federal Savings and Loan Association to Magnolia Federal Bank for Savings in Real Volume 329, Page 797, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

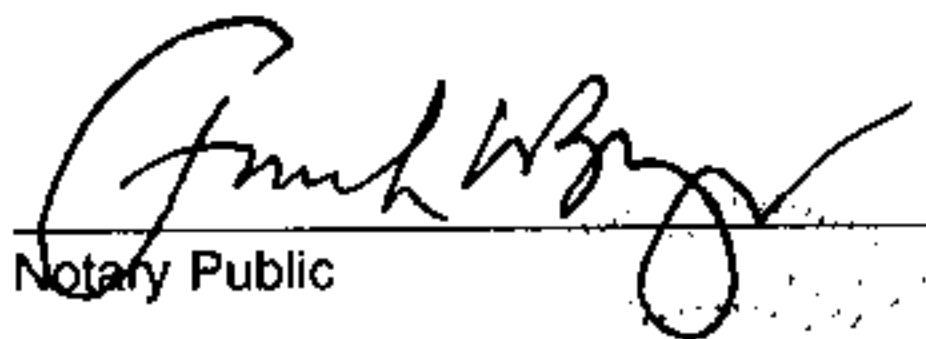
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of August, 1995.


GEORGE WALLING

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GEORGE WALLING, an unmarried man**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of August, 1995.


Notary Public

My Commission Expires: 11/20/96

zfayette

Inst # 1995-23086

08/22/1995-23086
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50