

Send Tax Notice To:

James Curtis Caldwell, Jr.
5107 Shamrock Drive
Helena, Alabama 35080

Instrument Was Prepared By:

Jack R. Thompson, Jr.
808 - 29th Street South, Suite 300
Birmingham, Alabama 35205

Inst # 1995-32643

11/13/1995-32643
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.50
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Eighty-Five Thousand Dollars and 00/100s (\$85,000.00) and other good and valuable consideration to the undersigned Grantor, DANIELA S. STEPHENS, a single woman, herein referred to as Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor do by these presents grant, bargain, sell, and convey unto JAMES CURTIS CALDWELL, JR. herein referred to as Grantee, the following-described real estate situated in Shelby County, Alabama, to wit:

Lot 33, Block 7, according to the Map and Survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the year 1995, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record.

\$84,969.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever; it being the intention of the parties to this conveyance. And said Grantor do for herself, her successors and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her successors and assigns shall warrant and defend the

