

This form furnished by: **Cahaba Title, Inc.**

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FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) JERRY H. BURNS  
(Address) 644 Cahaba Manor Drive  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Nine Thousand Nine Hundred And no/100----- DOLLARS

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

LARRY B. SHAW and wife, SHEILA M. SHAW

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

JERRY H. BURNS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 93, except the Northerly 0.9 feet thereof, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6 page 105 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

70,076.00

\$ ~~XXX,XXX.XX~~ of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-36297

12/19/1995-36297  
08:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st  
day of December, 19 95.

(Seal)

LARRY B. SHAW (Seal)

(Seal)

(Seal)

(Seal)

SHEILA M. SHAW (Seal)

STATE OF ALABAMA

SHELBY County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY B. SHAW and wife, SHEILA M. SHAW, 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 1st day of December, 19 95

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
My Commission Expires BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

Inst # 1995-36297