

THE TITLE GROUP
◆ INCORPORATED ◆

316 21ST STREET NORTH
BIRMINGHAM, ALABAMA 35203
(205) 251-8484
FAX: (205) 322-6175

This instrument was prepared by

(Name) Fay C. Porter
(Address) 1721 Hwy 99, Shelby AL 35143

Send tax notice to:
Brandon Guy
4546 Hwy 47
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: 5000.00

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other good and valuable consideration

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

FAY C. PORTER, AN UNMARRIED WOMAN

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

BRANDON GUY

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

Shelby

County, Alabama, to-wit:

The North 94.00 feet to Lots 28 thru 32 of Block No. 97 of Staffords
Map of Shelby as recorded in Map Book 3 at Pages 38-47 in the
Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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

day of _____, 19____.

(SEAL)

Fay C. Porter
FAY C. PORTER • 1995-36873

(SEAL)

(SEAL)

(SEAL)

(SEAL)

12/27/1995-36873
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned
in said State, hereby certify that

Fay C. Porter, an unmarried woman

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 hand and official seal this 23rd day of December A.D. 1995

Myra Jean King
Notary Public

91 Bay Ln
Shelby, AL 35143

Inst # 1995-36873