

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and no/100, (\$10.00), to the undersigned GRANTORS, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Harold H. Wehby and Marilyn J. Wehby, (herein referred to as GRANTORS) grant, bargain, sell and convey unto Marilyn J. Wehby, an unmarried woman, (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to wit:

That certain parcel of land being that certain portion of Lot A, according to the Survey of Sunny Meadows, First Sector, Second Phase, as recorded in Map Book 8, Page 7, in the Probate Office of Shelby County being situated and lying in Section 14, Township 19, Range 2 West, in Shelby County, Alabama

Subject to:

Easement and building line as shown on recorded map.  
Right of Way with Alabama Power Company recorded in Volume 326, Page 126; Volume 316, Page 456; Volume 139, Page 128; Volume 139, Page 140; Volume 139, Page 598 and Volume 220, Page 69, in said Probate Office

This conveyance is pursuant to the Final Judgment of Divorce of June 21, 1995, Jefferson County Case number DR 93-3702 WCZ.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20<sup>th</sup> day of July, 1995.

Harold H. Wehby (Seal)

Marilyn J. Wehby (Seal)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, J. Brian Huff, a Notary Public in and for said County, in said State, hereby certify that Harold H. Wehby whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed he has same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of July, 1995.  
J. B. Huff  
NOTARY PUBLIC

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Betty C. Alexander, a Notary Public in and for said County, in said State, hereby certify that Marilyn J. Wehby whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of July, 1995.  
Betty C. Alexander  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUNE 12, 1998

THIS INSTRUMENT PREPARED BY:  
BOYD, FREMAMBUCCO, & NICHOLS, P.C.  
Suite 302  
2801 University Boulevard  
Birmingham, AL 35233

02/09/1996-04361  
03:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE Inst # 1996-04361  
001 SNA 13.50