

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

ANN P. SNOW

(Name)

(Address)

4592 HWY 22

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SEVEN THOUSAND FIVE HUNDRED and 00/100---(\$27,500.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ANN P. SNOW, fka TOMMIE ANN SNOW, a married woman and JUDITH LAEL CLARK, a married woman

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 13, Block 2, Nabors Addition to the Town of Wilton, as recorded in Map Book 3, Page 33, Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

ALSO: Beginning at the Southwest corner of Lot No. 13, Block 2, according to Nabor's map of Wilton, Alabama, as recorded in Map Book 3, Page 33, in the Probate Office of Shelby County, Alabama, and run thence North 58 degrees 25 minutes West 262.4 feet; thence run South 35 degrees 20 minutes West 75 feet; thence run South 58 degrees 25 minutes East 262.4 feet; thence North 37 degrees 30 minutes East 75 feet to point of beginning and being a part of the Northwest 1/4 of Southeast 1/4, Section 8, Township 24, Range 12 East.

SUBJECT TO:

Property taxes for 1996 and subsequent years.
Mineral and Mining rights are not insured.

THE REAL ESTATE HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

ANN P. SNOW is one and the same person as TOMMIE ANN SNOW, and at times in the past she has used such names interchangeably.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK IN THE SUM OF \$25,000.00.

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 27th day of February, 19 96

(Seal)

(Seal)

(Seal)

ANN P. SNOW (Seal)

JUDITH LAEL CLARK (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that ANN P. SNOW and JUDITH LAEL CLARK a Notary Public in and for said County,

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, they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 27th day of February, 19 96

My Commission Expires: 9/97

Notary Public

Inst # 1996-06551

02/29/1996-06551
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC3 11:00