

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

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

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

Send Tax Notice to:

(Name) PATRICIA J. LESLEY
(Address) 121 Jasmine Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Eight Thousand 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,

JEREMY W. BEARDEN, UNMARRIED AND KELLIE M. BEARDEN, UNMARRIED

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

PATRICIA J. LESLEY

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

SHELBY

County, Alabama, to-wit:

Lot 16, according to the Amended Map of the Meadows, Plat I, as recorded in Map Book 19 page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 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.

\$ 85,350.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-18288

Inst # 1996-18288

06/06/1996-18288
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 30th day of May, 19 96.

(Seal)

(Seal)

(Seal)

Jeremy W. Bearden (Seal)
JEREMY W. BEARDEN

Kellie M. Bearden (Seal)
KELLIE M. BEARDEN

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 JEREMY W. BEARDEN, UNMARRIED and KELLIE M. BEARDEN, UNMARRIED, whose name(s) are 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 30th day of May, 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES MARCH 12, 1997

My Commission Expires:

James H. Holliman
Notary Public