

This instrument was prepared by: Claude M. Moncus
(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To: Carmelita J. Bivens
name

3601 Cheshire Road
address
Birmingham, Alabama 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIFTY EIGHT THOUSAND AND NO/100-----
-----DOLLARS (\$258,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Joan M. Allinder and Donald R. Allinder, wife and husband

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carmelita J. Bivens, a married
person

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

Lot 2, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as
recorded in Map Book 8, Page 109, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,
limitations, if any, of record and Ad Valorem taxes for the year 1996, which
said taxes are not due and payable until October 1st, 1996.

Inst # 1996-24794

08/01/1996-24794
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 61.50

\$ 206,400.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND 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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal (s), this 25th
day of July, 19 96

_____(Seal)

_____(Seal)

_____(Seal)

Joan M. Allinder (Seal)
Joan M. Allinder

Donald R. Allinder (Seal)
Donald R. Allinder

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for the said County, in said State, hereby certify that
Joan M. Allinder and Donald R. Allinder, wife and husband
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 the y executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 25th day of July A.D. 19 96

Claude M. Moncus

Notary Public

My Commission Expires: 12/28/99