

STATE OF ALABAMA
COUNTY OF SHELBY

QUIT CLAIM DEED

THIS DEED, MADE AND ENTERED INTO THIS 23RD DAY OF AUGUST, 1996, BY AND BETWEEN PEGGY VANDERGRIFT, AN UNMARRIED WOMAN, HEREIN CALLED "GRANTOR", AND CYNTHIA KIRBY, AN UNMARRIED WOMAN HEREIN CALLED "GRANTEES";

Inst # 1996-29266

THAT FOR AND IN CONSIDERATION OF THE SUM OF \$30,000.00 (THIRTY THOUSAND DOLLARS AND 00/100), AND OTHER GOOD AND VALUABLE CONSIDERATION, TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY THE GRANTEE, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED GRANTOR(S), DO GRANT, SELL AND CONVEY UNTO SAID GRANTEE, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA.

LOT 2, ACCORDING TO THE SURVEY OF THE GLEN AT GREYSTONE, SECTOR ONE, AS RECORDED IN MAP BOOK 15, PAGE 97, THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

25,000.00 OF THE AMOUNT ABOVE (30,000.00) WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH. THE REMAINING AMOUNT OF 5,000.00 IS TO BE PAID FROM PERSONAL PROCEEDS OF CYNTHIA KIRBY.

THE GRANTEES HEREBY AGREES TO ASSUME THE MORTGAGE THAT IS PRESENTLY ON THE PROPERTY TO COMMUNITY FIRST BANK. THE SAID MORTGAGE HAS RECENTLY BEEN SOLD TO REGIONS MORTGAGE.

09/05/1996-29266
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE W. MONTGOMERY
9.28
601 103

SUBJECT TO TAXES FOR 1996, AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS AND RESTRICTIONS AND RESTRICTIONS OF RECORD.
TO HAVE AND TO HOLD UNTO SAID GRANTEE AND HIS/HER/THEIR ASSIGNS FOREVER.

AND WE DO FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES, IT IS FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE NOTED ABOVE, AND THAT THEY HAVE A GOOD RIGHT TO CONVEY THE SAME AS AFORESAID.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS AND SEALS THIS THE 23RD DAY OF AUGUST, 1996.


PEGGY VANDERGRIFT

STATE OF ALABAMA
COUNTY OF STATE AT LARGE

I, THE UNDERSIGNED NOTARY PUBLIC, HEREBY CERTIFY THAT PEGGY VANDERGRIFT WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS NOT KNOWN TO ME, ACKNOWLEDGED BEFORE 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 AUGUST, 1996.

 MY COMMISSION EXPIRES 3/13/98