

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
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(Name) Angela McLeroy

(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100-----(\$105,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ERIC McCONNELL and wife, JUDY McCONNELL,

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

ANGELA H. McLEROY, a single woman,

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

Lot 11, according to "Briarwood Subdivision" First Sector, as shown on map recorded in Map Book 5, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$55,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-32486

10/01/1996-32486
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 58.50

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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30th day of September, 1996

(Seal)

(Seal)

(Seal)

Eric M. McConnell

Eric McConnell

Judy McConnell

Judy McConnell

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 Eric McConnell and wife, Judy McConnell whose names 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 September, A. D., 1996

My Commission Expires: 10/16/96 Notary Public.