

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
(Address) PELHAM, AL 35124

Send Tax Notice To: PEGGY A. REYNOLDS

name  
622 CAHABA MANOR TRAIL  
address  
PELHAM, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$.79,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
BARRY D. LAWRENCE and wife, DONNA L. LAWRENCE

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

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

Lot 61, and the West 5 feet of Lot 60, according to the Survey  
of Cahaba Town Homes, First Addition, as recorded in Map Book 7,  
Page 57, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$59,625.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

inst. # 1996-34173

10/14/1996-34173  
10:27 AM CERTIFIED  
- SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 28.50

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 GRANTEE(S),  
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 GRANTEE(S), their heirs and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd  
day of OCTOBER, 1996.

(Seal)

(Seal)

(Seal)

BARRY D. LAWRENCE

DONNA L. LAWRENCE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that BARRY D. LAWRENCE and wife, DONNA L. LAWRENCE,  
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 3rd day of

October, A. D., 1996.

*Frank E. Cook*  
Notary Public