

SEND TAX NOTICE TO:
RICHARD E. WALDROP
BERNICE A. WALDROP
142 PINE VIEW STREET
HARPERSVILLE, ALABAMA 35078

Inst • 1996-40639

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SEVENTY-TWO THOUSAND and No/100's (\$72,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JENNY D. MITCHELL ROWE and husband, RICHARD ROWE (hereinafter grantors), do grant, bargain, sell and convey unto RICHARD E. WALDROP, BERNICE A. WALDROP, and MICHAEL V. WALDROP (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 7, according to the Survey of L. N. Wyatt Subdivision No. 2, Harpersville, Alabama, as recorded in Map Book 4 page 7 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$70,777.00 of the above referenced consideration is from a purchase money first mortgage

Jenny D. Mitchell (Rowe) is the surviving grantee of deed recorded in Real 266 page 559 in the Probate Office of Shelby County, Alabama. Earnest Mitchell, Jr., the other grantee, having died on or about ~~SEP. 18, 1979~~ Also, Jenny D. Mitchell and Jenny D. Mitchell Rowe are one and the same person.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 26 day of November, 1996

Jenny D. Mitchell Rowe
JENNY D. MITCHELL ROWE

Richard Rowe
RICHARD ROWE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNY D. MITCHELL ROWE and RICHARD ROWE, 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 26 day of November, 1996

Patrick F. Smith
Notary Public
Commission Expires: 10-06-1997

12/10/1996-40639
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 10.00

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001 MEL 10.00