

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Thomas L. Foster, Attorney

ADDRESS: 1201 N. 19th St., B'ham, AL 35234

NAN Cole
104 Meadow Creek Circle
Bham, AL 35242

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BERMINGHAM ALA.

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --One Hundred Sixteen Thousand and 00/100-- (\$116,000.00) DOLLARS

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

Myrtice A. Carr, unmarried and Edna R. Littleton, unmarried by and through her Attorney-in-Fact, Myrtice Ann Carr

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

Nan Cole

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

Lot 4, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, page 2, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 81,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

01/30/1997-03144
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 43.50

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 24th day of January, 19 97

(Seal)

(Seal)

(Seal)

Myrtice A. Carr (Seal)
Myrtice A. Carr,

Edna R. Littleton, By (Seal)

Myrtice A. Carr, her Attorney-in-Fact (Seal)
Edna R. Littleton, by Myrtice A. Carr,
her Attorney-in-Fact

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myrtice A. Carr, unmarried & Myrtice A. Carr, as Attorney-in-Fact for Edna R. Littleton, unmarried 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, A. D., 19 97