

This instrument was prepared by:
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: GRETCHEN A. RUDKIN
name
2750 WELLINGTON DRIVE
address
PELHAM, ALABAMA 35124

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY THREE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$133,900.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, TERRY RONE FREW, A MARRIED PERSON

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

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

LOT 16, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 6TH SECTOR, AS RECORDED IN
MAP BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1997.
BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #1992-26814.
RESTRICTIONS OR COVENANTS RECORDED IN REAL 398, PAGE 850.

\$127,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR
NOR HER SPOUSE.

Inst # 1997-09125

03/25/1997-09125
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 15.50

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 11th
day of March, 19 97

_____(Seal) Terry Rone Frew (Seal)
_____(Seal) TERRY RONE FREW
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
TERRY RONE FREW
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.
Given under my hands and official seal this 11th day of March, A.D., 19 97

Gene W. Gray, Jr.
Notary Public

Inst # 1997-09125