

THIS INSTRUMENT PREPARED BY:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

SEND TAX NOTICE TO:

ROBERTA L. CORKILL
JIM J. CORKILL
515 Laurel Woods Trail
Helena, AL 35080

WARRANTY DEED

ASSUMPTION WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of SHELBY

Inst # 1997-11313
04/11/1997-11313
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 28.50

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of --SEVENTEEN THOUSAND SIXTY-EIGHT AND 48/100'S -- DOLLARS (\$ 17,068.48) AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE FROM ANGELA S. PLOSS AND HUSBAND, DONALD C. PLOSS AND GLORIA A. SPROLES, A MARRIED WOMAN, IN THE AMOUNT OF \$91,002.00, DATED APRIL 29, 1994 AND FILED FOR RECORD MAY 3, 1994 IN VOLUME 1994-14344, RERECORDED JUNE 20, 1994 IN VOLUME 1994-19555, ASSUMPTION BY CHARLES RICHARD HELFRICK FILED FOR RECORD JUNE 21, 1995 IN INSTRUMENT NO. 1995-16198, THE BALANCE OF WHICH IS SAID TO BE \$87,931.52, to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

CHARLES RICHARD HELFRICK, A MARRIED MAN

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

ROBERTA L. CORKILL AND JIM J. CORKILL

(hereinafter referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 105, according to the Survey of Laurel Woods, Phase III, as recorded in Map Book 17, Page 96, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO: 1997 Taxes, a lien not yet due and payable.

Easements, restrictions and right of ways
of record.

THIS IS NOT THE HOMESTEAD PROPERTY OF CHARLES RICHARD HELFRICK AND/OR HIS SPOUSE.

ASSUMPTION DOCUMENT BEING FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to the said GRANTEE(S) as joint tenants, with the right of survivorship, and to the heirs and assigns fo such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEE(S), their heirs and assigns, that it is lawfully seised in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s)
and seal(s) this 31st day of January, 1997.

Charles Richard Helfrick
CHARLES RICHARD HELFRICK

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that CHARLES RICHARD, HELFRICK, A MARRIED MAN

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 they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of
January, 1997.

Mayant M. Lee
Notary

My Commission Expires: 2-5-99

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