

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Dianne B. Coley
1916 Stone Brook Lane
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$132,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, KAREN L. MCGUIRE, an unmarried woman, (herein referred to as Grantor) do grant, bargain, sell and convey unto DIANNE B. COLEY, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 15-B, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

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

\$ 126,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of April, 1997.

Karen L. McGuire
KAREN L. MCGUIRE

Inst # 1997-13904

05/05/1997-13904
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00

STATE OF District of Columbia
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KAREN L. MCGUIRE**, an unmarried woman, whose name 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 hand and official seal, this the 1st day of April, 1997.

Adrian M. Workman
Notary Public

My Commission Expires: *My Commission Expires May 14, 1998*



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