

## THIS INSTRUMENT PREPARED BY:

NAME: F. BriceADDRESS: Two Devon Sq., 744 West Lancaster Ave.  
Wayne, PA 19087-2594

## Send Tax Notice To:

Andrew Cyle Cutcliff101 Greenwing CirclePelham, AL 35124

STATE OF ALABAMA }

Shelby COUNTY }

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY**, Trustees under Declaration of Trust dated March 1, 1990

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto Andrew Cyle Cutcliff and Donna Cook Cutcliff

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

Lot 12, according to the Survey of Mallard Pointe, First Addition, as recorded in Map Book 11, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

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

\$109,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

06/19/1997-19204  
09:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 54.00

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 GRANTEE(S), 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; and that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 6th day of June, 1997.

(Seal)

(Seal)

(Seal)

Terrell R. Johnson (Seal)  
and  
Eleanore F. Walker (Seal)

(Seal)  
Trustees under Declaration of Trust  
dated March 1, 1990

STATE OF PENNSYLVANIA }  
Delaware County

## }General Acknowledgment

I, John Swierz, a Notary Public in and for said County, in said State, hereby certify that TERRELL R. JOHNSON and ELEANORE F. WALKER, Trustees under Declaration of Trust dated March 1, 1990, whose name(s) is/are signed to the foregoing conveyance, and who is/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 6th day of June, A.D., 1997.

John Swierz  
Notary Public

My commission expires:

JOHN SWIERZ  
COMMONWEALTH OF PENNSYLVANIA  
COMMISSIONER OF DEEDS  
MY COMMISSION EXPIRES JULY 8, 1998

154.50  
Inst # 1997-19204