

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Sundra E. Harbin

(Name) 1529 King James Drive
Alabaster, AL 35007

(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand and no/100

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David Hollis Ellis and wife, Tara Mauldin Ellis

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

Sundra E. Harbin

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

Lot 8, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9 page 18 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 70,155.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

08/14/1997-25836
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MCD 9.50

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 hand(s) and seal(s), this 29th day of

July, 1997

(Seal)

David Hollis Ellis

(Seal)

David Hollis Ellis

(Seal)

Tara Mauldin Ellis

(Seal)

Tara Mauldin Ellis

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Hollis Ellis and wife, Tara Mauldin Ellis, whose name(s) are signed to the foregoing conveyance, and who 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 the 29th day of July, 1997.

8-29-97

Notary Public

Inst # 1997-25836