

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-30354
09/22/1997-30354
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 24.40

John Baker

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 825-1571
FAX 825-1577

Riverchase Office
(205) 988-5100
FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) CINDY D. SMITHMAN
(Address) 402 Cahaba Manor Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Three Thousand Nine Hundred Seventy-Two and no/100----- DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,
ROGER D. GREEN, AN UNMARRIED MAN
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
CINDY D. SMITHMAN, AN UNMARRIED WOMAN
(herein referred to as grantees, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 2, according to the survey of Cahaba Manor Townhomes, Third Addition, as
recorded in Map Book 7, Page 138, in the Probate Court of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 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, (4) Grantees herein, as
part of the purchase price and consideration for this deed, assume and agree to pay the
indebtedness evidenced by that certain mortgage (or deed of trust) made by ROGER D.
GREEN to RANXINGTON MORTGAGE CORPORATION, which mortgage is recorded in the office of
SHELBY County, in Book 188 and Page 359-363. And for the same consideration Grantees
herein assume the obligations of ROGER D. GREEN, under the terms of the instruments
creating the loan to indemnify the Department of Veterans Affairs to the extent of any
claim payment arising from the guaranty or insurance of the indebtedness above
mentioned. This liability to the Department of Veterans Affairs is under the authority
of Chapter 37, title 38 of the United States Code, and supercedes any State or local
law barring or limiting deficiencies following foreclosure of real property.

BOOK 1 1995-04624

1997-021905-04104
11:31 AM CERTIFIED

SEAL, SHELBY COUNTY, ALA.

TO HAVE AND TO HOLD, To the said GRANTEES, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th
day of FEBRUARY, 19 97.

(Seal)

(Seal)

(Seal)
Roger D. Green (Seal)
ROGER D. GREEN (Seal)

(Seal)

STATE OF ALABAMA

SHELBY County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that ROGER D. GREEN, AN UNMARRIED MAN, whose name(s) is signed in the
 foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the
 conveyance, he executed the same voluntarily on the day the same were made.
 Given under my hand and official seal, this 20th day of FEBRUARY, 19 97.

My Commission Expires:

Notary Public

Inst # 1997-30354

09/22/1997-30354

09:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DDC MCD

24.40