

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669 6204 (205) 669 6291 Fax(205) 669 3130

(Name) Ann J. O'Shaughnessy
2016 King Charles Place
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS: . . .

That in consideration of One hundred four thousand and no/100 (\$104,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Edwin L. Lassetter, an unmarried man

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

Ann J. O'Shaughnessy

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

Shelby

Lot 2, according to the Amended Map of Spring Gate, Sector One, as recorded in Map Book 18, Page 31, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$64,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1997-31758

10/01/1997-31758
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 48.50

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, I have hereunto set my hands(s) and seal(s), this 25 day of September 1997

(Seal)

Edwin L. Lassetter

EDWIN L. LASSETTER

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA Maryland
Montgomery COUNTY

General Acknowledgment

I, the undersigned Louann Palombi, a Notary Public in and for said County, in said State, hereby certify that Edwin L. Lassetter, an unmarried man 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September 1997 A. D. 1997

Louann Palombi

Notary Public.

My Comm. Exps. 7-28, 2001