

This instrument was prepared by:
Hubert E. Rawson, Jr.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Warranty Deed

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Two Hundred Eighty Nine Thousand Nine Hundred Dollars and no/100 (\$289,900.00) and other good and valuable consideration

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

JAMES B. OGLE, JR. AND RHONDA L. OGLE, HUSBAND AND WIFE

(herein referred to as grantors) does grant, bargain, sell and convey unto

JOHN C. SANFORD

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 189, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AND EDDLEMAN COMMUNITY, 6TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 14, PAGE 83 AND 83 A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

\$190,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF THE PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

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

In Witness Whereof, We have hereunto set our hands and seals this 30th, day of October, 1997.


JAMES B. OGLE, JR.


RHONDA L. OGLE

STATE OF ALABAMA
JEFFERSON County

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James B. Ogle, Jr. and his wife, Rhonda L. Ogle whose names 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 of office this the 30th day of October, 1997.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

11/03/1997-35835
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 108.50

Inst # 1997-35835