

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

David J. Baltscheit

1619 Bent River Circle

Birmingham, Alabama 35216

NAME: William H. Halbrooks
704 Independence Plaza
ADDRESS: Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Sandra J. Cain, an unmarried woman and David J. Baltscheit, an unmarried man

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

David J. Baltscheit

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

~~XXXXXXXXXX~~ SHELBY

Lot 27-A, according to a Resurvey of Lots 27 thru 31, Bent River Estates,
Phase I, as recorded in Map Book 19, Page 165, in the Probate Office of
Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 135,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

12/11/1997-40346
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.00

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 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 hands(s) and seal(s), this 2nd
day of December, 1997

(Seal)

Sandra J. Cain (Seal)

(Seal)

(Seal)

(Seal)

David J. Baltscheit (Seal)
David J. Baltscheit

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Sandra J. Cain and David J. Baltscheit
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 this 2nd day of December, A. D., 1997

William H. Halbrooks

Notary Public.