

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Tessa M. Thrasher
4826 Riverwood Place
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Lloyd Schreiber & Gray
Two Perimeter Park S.
(Address) Birmingham, Al. 35243

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety thousand eight hundred and no/100 (\$90,800.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Frank A. Spina and his wife Brigid E. Spina

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

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

Lot D, Block 3, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, page 49 in the Probate Office of Shelby County, Alabama, together with an undivided 1/106th interest in the common area as defined in the Declaration recorded in Misc. Volume 39, page 880, in said Probate.

Mineral and mining rights excepted.

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

\$89,974.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1998-15176

04/28/1998-15176
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 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 hands(s) and seal(s), this 27 day of April, 1998

(Seal)
(Seal)
(Seal)

(Seal) Frank A. Spina
FRANK A. SPINA
(Seal) Brigid E. Spina
BRIGID E. SPINA
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank A. Spina and his wife Brigid E. Spina 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of April, A. D., 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 31, 2002.

T. J. Skinner

Notary Public.

Inst # 1998-15176