

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Sandra A. Shepard
152 Summerbrook Lane
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars (\$134,900.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Doyal Construction Company, Inc.** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Sandra A. Shepard, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 18, according to the Survey of Summer Brook, Sector V, Phase V, as recorded in Map Book 21, page 107, in the Probate Office of Shelby County, Alabama.

Note: \$130,850.00 of the above purchase price is in the form of a mortgage in favor of Southtrust Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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, I has hereunto set my hand and seal on this the 27th day of August, 1998.



Hunter Doyal, Vice-President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that Doyal Construction Company, Inc., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 1998.



Onnie D. Dickerson, III - Notary Public

My Commission Expires: 4/23/2000

Inst # 1998-33986

**08/31/1998-33986
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00**

Inst # 1998-33986