

This instrument was prepared by:
 (Name) B. CHRISTOPHER BATTLES
 (Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice to:
 (Name) KRISTY A. SEAGLE
 (Address) 1301 MICHAEL CIRCLE
ALABASTER, AL 35007

WARRANTY DEEDSTATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND EIGHT HUNDRED AND NO/100 (\$112,800.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, CHARLES WILLIS FRENCH and wife, PHYLLIS G. FRENCH (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto KRISTY A. SEAGLE, unmarried (herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 33, according to the Survey of Scottsdale, Second Addition, as shown by Map recorded in Map Book 7, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$107,160.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1998-34119

09/01/1998-34119
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
881 CRH 14.50

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of August, 19 98.

(Seal)

(Seal)

(Seal)

CHARLES WILLIS FRENCH

PHYLLIS G. FRENCH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES WILLIS FRENCH and PHYLLIS G. FRENCH, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of August 19 98

225-200

My Commission Expires:

Notary Public