

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Thomas L. Foster, Attorney

ADDRESS 1201 N. 19th St., B'ham, AL 35234

Billie Carol Bennett
2822 Saint Patrick Pl
Helen, AL 35080

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 --Ninety Three Thousand and 00/100-- (\$93,000.00) -DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Wanda Wyatt, an unmarried woman

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

Billie Carol Bennett

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

Lot 40, according to the Survey of Braelinn Village, Phase II, as recorded in Map Book 13, Page 125, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 88,350.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Wanda Wyatt is the surviving grantee of that certain deed recorded in Instrument #1994-24610 in the Probate Office of Shelby County, Alabama. The other grantee, Robert Wyatt, having died on or about the 5th day of August, 1996.

Inst # 1998-34676

09/04/1998-34676
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 13.50

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 GRANTEE, 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 GRANTEE, 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 31st day of August, 19 98.

(Seal)

(Seal)

(Seal)

Wanda Wyatt
Wanda Wyatt

(Seal)

(Seal)

(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 Wanda Wyatt, an unmarried woman, 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 31st day of August, A. D., 19 98.