

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Brendalan R. Jackson  
729 Cross Creek Trail  
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED ELEVEN THOUSAND DOLLARS (\$111,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Sonne B. Blain an unmarried woman**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Brendalan R. Jackson** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17, Block 2, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$94,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Sonne B. Blain is the surviving grantee of deed recorded in Deed Book 303, Page 614, in the Probate Office of Shelby County, Alabama; Billy Ray Blain, the other grantee, having died on or about

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of September, 1998.

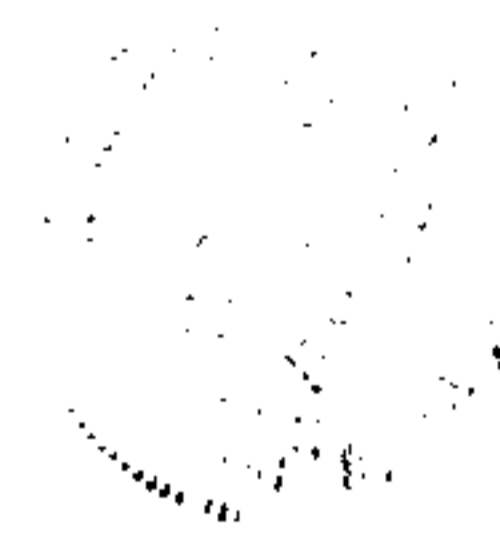
*Sonne B. Blain*  
Sonne B. Blain

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sonne B. Blain, an unmarried woman**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of September, 1998.

*Frank K. Bynum*  
Notary Public



My Commission Expires: 11/20/2000

Inst # 1998-38288

10/01/1998-38288  
10:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HEL 25.00

Inst # 1998-38288