

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Clark F. French
511 Canyon Park Drive
Pelham, Alabama 35124

Inst # 1998-43171

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Craig P. French, a married individual, Clark F. French, a single individual and Doris H. French, a single individual**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Clark F. French, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 70, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Minerals and mining rights excepted.

Subject property does not constitute the homestead of Craig P. French or his spouse, or Doris H. French, as defined by the Code of Alabama.

And as further consideration, the herein Grantee expressly assumes and promises to pay that certain mortgage to Countrywide Homes Loans, Inc., dated December 10, 1997, and recorded in Instrument 1997-40730, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28th day of October, 1998.


Craig P. French


Clark F. French



Doris H. French

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Craig P. French, a married individual, Clark F. French, a single individual, and Doris H. French, a single individual**, whose names 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 Instrument signed their names voluntarily on the day the same bears date.

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


NOTARY PUBLIC
My Commission Expires: 3/26/2002

11/03/1998-43171
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.50