

THIS INSTRUMENT WAS PREPARED BY:

ANTHONY D. SNABLE, ATTORNEY AT LAW
1629 11TH AVENUE SOUTH
BIRMINGHAM, AL 35205

SEND TAX NOTICE TO:

MANSELL M. GARRETT
125 SANDPEEBLE STREET
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FOUR THOUSAND & 00/100
(\$104,000.00) DOLLARS and other good and valuable
consideration to the undersigned grantor (whether one or more), in hand paid by
the grantee herein, the receipt whereof is acknowledged, I or we, **LORIE WOODARD
SCHUMANN AND HUSBAND, LAYNE C. SCHUMANN AND JACKIE D. WOODARD, AN UNMARRIED MAN**
(herein referred to as grantor, whether one or more), grant, bargain, sell and
convey unto **MANSELL M. GARRETT** (herein referred to as grantee, whether one or
more), the following described real estate, situated in **SHELBY** County, Alabama
to-wit:

LOT 17, ACCORDING TO THE MAP OF SECOND SECTOR, PORTSOUTH, AS RECORDED IN MAP BOOK
6, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which
constitutes a lien but are not yet due and payable until October 1,
1998.
2. RESTRICTIONS, COVENANTS AND/OR RESERVATIONS OF RECORD, IF ANY.

\$94,410.00 of the consideration herein was derived from a mortgage
loan closed simultaneously herewith.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful
claims of all persons.

Inst # 1998-44085

11/06/1998-44085
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DGE CRH 21.00

IN WITNESS WHEREOF, I/(we) LORIE WOODARD SCHUMANN AND HUSBAND, LAYNE C. SCHUMANN AND JACKIE D. WOODARD, have hereunto set my (our) hand(s) and seal(s) this 2ND day of OCTOBER, 1998.

Lorie Woodard Schumann (SEAL)
LORIE WOODARD SCHUMANN

Layne C. Schumann (SEAL)
LAYNE C. SCHUMANN

Jackie D. Woodard (SEAL)
JACKIE D. WOODARD

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that LORIE WOODARD SCHUMANN AND HUSBAND, LAYNE C. WOODARD AND JACKIE D. WOODARD, AN UNMARRIED MAN 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 2ND day of OCTOBER, 1998.

[Signature]
Notary Public
My commission expires: 10-11-99

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SHELBY COUNTY JUDGE OF PROBATE
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