

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Sheila K. Fedorko
name

170 Cedar Bend Drive
address
Helena, AL 35880

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED AND NO/100-

DOLLARS (\$105,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Porter Landrum and wife, Janet L. Landrum

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sheila K. Fedorko and Max W. McKee and Patty L. McKee

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

Lot 20, Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1999.

Subject to Declaration of Protective Covenants, rights-of-way to Alabama Power Company, rights-of-way to Southern Natural Gas, easements to Plantation Pipe Line, and easements & building line as shown on recorded map, of record.

\$ 105,048.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The purchase of the herein described real estate is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

01/11/1999-01304
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10.00

TO HAVE AND 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 6th day of January, 19 99

(Seal)

(Seal)

(Seal)

Porter Landrum (Seal)
Janet L. Landrum (Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY }

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Porter Landrum and wife, Janet L. Landrum 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 hands and official seal this 6th day of January, A.D. 19 99

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

Inst 0 1999-01304