

This instrument was prepared by:
Hubert E. Rawson, Jr.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
✓Jean C. Shepherd
635 Riverchase Parkway West
Hoover, Alabama 35244

Warranty Deed

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Twenty Seven Thousand Five Hundred Dollars and no/100 (\$27,500.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

H.E. SHEPHERD, A MARRIED MAN AND PATRICIA J. FERGUSON, A MARRIED WOMAN

(herein referred to as grantors) does grant, bargain, sell and convey unto

JEAN C. SHEPHERD

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1210-C, ACCORDING TO A RESURVEY OF LOTS 1210-B, RIVERCHASE COUNTRY CLUB, 19TH ADDITION, AS RECORDED IN MAP BOOK 23, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR'S, OR THEIR SPOUSES.

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

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And I (we) do for ourselves and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple for 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 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 persons.

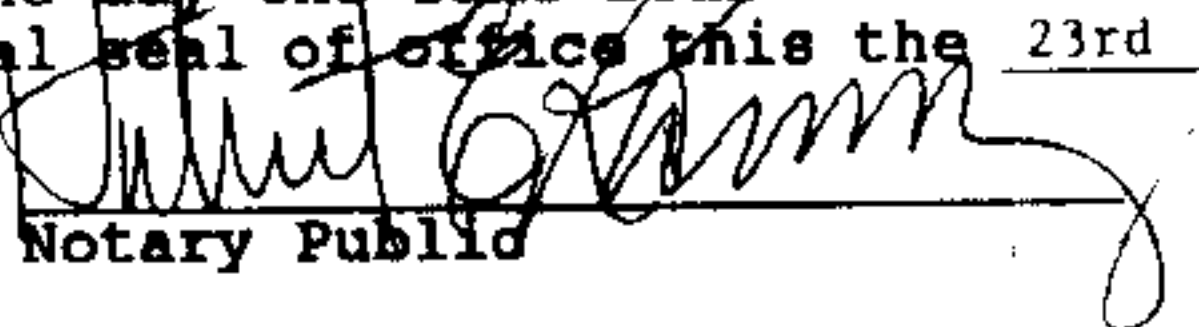
In Witness Whereof, I have hereunto set my hand and seal this 23rd, day of March, 1999.


H.E. SHEPHERD

PATRICIA J. FERGUSON

STATE OF ALABAMA
JEFFERSON County

I, the undersigned Notary Public in and for said County, in said State, hereby certify that H.E. Shepherd, a married man and Patricia J. Ferguson, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 23rd day of March, 1999.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES MAY 1, 2001
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NMS 36.00
04/01/1999-13849

Inst # 1999-13849