

This instrument was prepared by

(Name) William H. Halbrooks 1047

(Address) 1933 Montgomery Highway

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

19800829000096120 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/29/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand Six Hundred Eighty-Three and 59/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

William H. Pillar and wife, Marjorie L. Pillar

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ann V. Karpe

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

Unit "A", Lot 4, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of said Lot 4; thence run in a Northeasterly direction along the Southeast line of said Lot 4, a distance of 119.60 feet; thence 90° left in a Northwesterly direction a distance of 6.31 feet to the point of beginning, said point being further identified as being the Southerly corner of an attached storage compartment; thence continue in a Northwesterly direction along the Southwest wall of said storage compartment, the centerline of a wood fence, part wall and wood fence common to Units "A" and "B", a distance of 72.04 feet to the point of intersection with the wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the center line of said fence a distance of 26.10 feet to the intersection with the wood fence common to the Northeast side of Unit "A"; thence right in a Southeasterly direction along the centerline of fence, wall and fence common to Northeast side of Unit "A", a distance of 67.82 feet to the intersection with the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southwesterly direction along said wood fence a distance of 19.10 feet to point of intersection with the Northeast wall of attached storage compartment; thence left in a Southeasterly direction along said wall, a distance of 4.20 feet to the intersection with the Southeast wall of said storage compartment; thence right in a Southwesterly direction along said Southeast wall, a distance of 6.35 feet to the point of beginning.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Vol. 347, page 88, in the Probate Office, according to the terms and conditions of said mortgage and TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. indebtedness thereby secured.

And ~~x~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEE their heirs and assigns, that ~~from~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~do~~ (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, we have hereunto set our hands(s) and seal(s), this 28th day of August, 1980.

Deed 1980
Rec. 150
Shelby 102
21-50
(Seal)
(Seal)
(Seal)

William H. Pillar
William H. Pillar
(Seal)

Marjorie L. Pillar
Marjorie L. Pillar
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William H. Pillar and wife, Marjorie L. Pillar whose name ~~s~~ are signed to the foregoing conveyance, and who are known to me, acknowledged before 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 28th day of August, A. D., 1980.

NOTARY PUBLIC

William H. Halbrooks
Notary Public

19800829000096120
BIRMINGHAM, ALABAMA 35203