

Send Tax Notice to: Mr. & Mrs. Edward A. Lehmann
4639 Wooddale Lane
Pelham, Al. 35124

862
This instrument was prepared by

(Name) Sidney C. Summey

(Address) 2112 11th Avenue South, Suite 219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-five Thousand Eight Hundred and 00/100----- DOLLARS
and the assumption of the hereinafter described Mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James E. McGuffin and wife, Gracie R. McGuffin

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

Edward A. Lehmann and Clara E. Lehmann

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 1, Block 6, according to the map and survey of Wooddale,
Third Sector, as recorded in Map Book 5, Page 133, in the
Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1983 are a lien, but not due and payable until
October 1, 1983. Parce ID: 58-11-7-36-3-000-019.
2. Building setback line of 35 feet reserved from Glenview and Wooddale
Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 7.5
foot easement on the Southerly and Westerly sides of subject property.
4. Restrictions, covenants and conditions as set out in instrument
recorded in Misc. Book 7, Page 401 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by
instrument recorded in Deed Book 101, Page 500 and Deed Book 101,
Page 569 in Probate Office.
6. Right-of-Way granted to Alabama Power Company by instrument recorded
in Deed Book 245 Page 116, in Probate Office.

(continued on reverse side)

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their
heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other-
wise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 hand(s) and seal(s), this 15th
day of August, 19 83

WITNESS:

(Seal)

(Seal)

(Seal)

James E. McGuffin (Seal)
James E. McGuffin
Gracie R. McGuffin (Seal)
Gracie R. McGuffin

(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 James E. McGuffin and wife, Gracie R. McGuffin
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 15th day of August, A. D., 19 83

(exceptions continued from front side)

7. Easement to Alabama Power Company and Southern Bell Tel & Tel as shown by instrument recorded in Deed Book 281, Page 262 in Probate Office.
8. All minerals of every kind and character, not owned, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.
9. Agreement concerning water system recorded in Deed Book 229 Page 109 and 112.
10. Oil, gas, petroleum and sulphur reservation contained in Deed recorded in Deed Book 127 Page 140.

As a part of the purchase price, Edward A. and Clare E. Lehmann, Grantees hereby assume and agree to pay the unpaid balance on that certain mortgage from John Robert Losse to Robinson Mortgage Company, Inc., and recorded in Mortgage Book 343, Page 588, and assigned to Federal National Mortgage Association in Misc. Book 10, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 AUG 17 AM 9:51

Thomas A. Shover, Jr.
JUDGE OF PROBATE

Deed tax 36.00
Rec 300
Int. 100
40.00

BOOK 349 PAGE 250

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Return to: Sidney C. Summey
Attorney at Law
2112 11th Avenue South, Suite 219
Birmingham, AL. 35205

TO
Edward A. Lehmann
Clara E. Lehmann

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203