

✓ This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

4207

MAIL TAX NOTICE TO:
Continental Horizons, Inc.

P.O. Box 59368
Birmingham, Alabama 35259

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

That in consideration of ELEVEN THOUSAND, TWO HUNDRED AND NO/100 DOLLARS (\$11,200.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

MARTHA MILLAR WILLIAMS, individually,
IDA MILLAR KELLEY, individually,

and

MARTHA MILLAR WILLIAMS, as Executrix
of the Estate of ALMA BUSH MILLAR,

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

CONTINENTAL HORIZONS, INC., an Alabama corporation,

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

All of our undivided interest in and to:

Lot 16, Block 1, according to the map of Belview Heights, as recorded in Map Book 14, Page 39, in the Probate Office of Jefferson County, Alabama.

SUBJECT TO:

Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.

Restrictions as recorded in Volume 2008, Page 357, in the Probate Office of Jefferson County, Alabama.

\$9,200.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

Title to the property conveyed herein is vested in the Estate of Alma Bush Millar. The heirs at law of Alma Bush Millar are Martha Millar Williams, Ida Millar Kelley, William D. Millar, Jr., Edward A. Millar and Donald B. Millar, which includes your Grantor herein.

The property herein conveyed does not constitute the homestead of the Grantor herein.

The Grantor herein, Ida Millar Kelley, is one and the same person as Ida Millar Kelly and Ida Kelley.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for my our heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of April, 1985.

Daniel M. Spitter
Martha Millar Williams (SEAL)
Martha Millar Williams

Ida Millar Kelley (SEAL)
Ida Millar Kelley

ESTATE OF ALMA BUSH MILLAR

By: Martha Millar Williams (SEAL)
Martha Millar Williams, Executrix

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha Millar Williams and Ida Millar Kelley, 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 this 19th day of April, 1985.

(NOTARIAL SEAL)

Deborah J. Smith
Notary Public
My Commission Expires: 1/25/86

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Martha Millar Williams, whose name as Executrix of the Estate of Alma Bush Millar is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of April, 1985.



Deborah J. Smith
Notary Public
My Commission Expires: 1/25/86

BOOK 024 PAGE 800

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

1985 APR 23 AM 9:47

Thomas A. Hamilton
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>2.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>8.00-</u>