

This instrument was prepared by

890

(Name) Newton Neely

(Address) 123 Walden Court, Montevallo, Al. 35115

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and Fifty (\$150.00) and no/00 Dollars

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

Terry G. Arnold and wife, Eleanor G. Arnold

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

Newton C. Neely

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

Lot 7, according to subdivision of Walden, as recorded in Map Book 8, Page 48, in the office of the Probate Judge of Shelby County, Alabama

A ten foot wide permanent right-of-way is reserved along the western boundry of lot 7. This right-of-way is for access to the strip of land bordering the creek and adjacent to the Walden Subdivision. Such rights of access are to be utilized by lot owners in the Walden Subdivision and sewer and electric utilities.

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TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 8th day of December, 19 86

Terry G. Arnold (Seal)
Eleanor M. Arnold (Seal)
(Seal)

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

1986 DEC 10 AM 8:28

(Seal)

(Seal)

JUDGE OF PROBATE

1. Deed Tax \$ 1.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

4.00

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Ginny G. Hall, a Notary Public in and for said County, in said State, hereby certify that Terry G. Arnold and Eleanor M. Arnold 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

8th day of December, 19 86

A. D., 19 86

Notary Public

Grantee's Address: 123 Walden Court, Montevallo, Al. 35115

My Commission Expires November 1988