

1165

THIS INSTRUMENT PREPARED BY:

NAME Robert R. Sexton, Attorney at Law  
1600 City Federal Building  
ADDRESS Birmingham, Alabama 35203

Send Tax Notice To:

Vicki E. Payne  
609 Cahaba Manor Trail  
Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Three Thousand Fifty and No/100 (\$63,050.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, KENNETH W. BRAST, a married man and WILLIAM D. MURRAY, a married man

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

VICKI E. PAYNE

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

Lot 23-A, according to a Resurvey of Lots 21, 22, 23, 24, Part of Lot 25 and vacated portion  
of Cahaba Manor Trail, Cahaba Manor Town Homes, 3rd Addition, as recorded in Map Book 10,  
page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due in the year 1987.
2. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 49, page 241 and Misc. Book 49, page 238.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 325, page 131 and Deed Book 108, page 379.
4. Easement to Pelham Sewer Fund as shown by instrument recorded in Deed Book 340, page 749 and Deed Book 345, page 785.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 34, page 457 and covenants pertaining thereto recorded in Misc. Book 34, page 463.
6. Title to all minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, including rights conveyed to Deed Book 321, page 470.

KENNETH W. BRAST and KENNETH A. BRAST is one and the same person.

The property conveyed herein does not constitute the homeplace of the grantors.

\$ 62,643.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 10th

day of July, 19 87.

(Seal)

(Seal)

(Seal)

KENNETH W. BRAST

WILLIAM D. MURRAY

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that KENNETH W. BRAST, a married man  
whose name 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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 10th day of July, A. D., 19 87

State of ALABAMA

County of JEFFERSON

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that WILLIAM D. MURRAY, a married man, whose name 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 this conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 14th day of July, 1987.

Richard D. Johnson  
NOTARY PUBLIC

My commission expires: 6-29-88

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

1987 JUL 20 PM 12:06

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u>500</u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>650</u>

214-A

BARNETT, TINGLE, NOBLE & SEXTON  
ATTORNEYS AT LAW  
1600 CITY FEDERAL BUILDING  
BIRMINGHAM, ALABAMA 35203  
322-0471

RETURN TO

TO

WARRANTY DEED  
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,  
County.

Judge of Probate

THIS FORM IS FURNISHED BY  
ALABAMA TITLE CO., INC.  
615 NORTH 21ST STREET  
BIRMINGHAM, ALABAMA