

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **5512 OLD MONTGOMERY HIGHWAY**

HOMEWOOD, ALABAMA 35209

WARRANTY DEED-

Send Tax Notice To:

**Gail M. Jensen &
Judith R. Gale**

**2762 Stevens Creek Road
Birmingham, Alabama 35216**
address

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred twenty thousand & No/100 (120,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sidney W. Smyer, III, a married man, d/b/a Smyer Construction Co.**

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

Gail M. Jensen & Judith R. Gale

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

Lot 1 of Sector 1 of Brookhaven Subdivision, as described and recorded in Map Book 10, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1988.

Subject to building lines, easements, restrictions, rights of way, agreements with Alabama Power company of record.

Subject to Flood easement and rights in connection therewith granted to Alabama Power Company by instruemnt recorded in Real Vol. 284 Page 885.

The subject property is not the homestead of the grantor nor his spouse.

\$96,000.00 of the purchase price was paid 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, I have hereunto set my hands(s) and seal(s), this 30th day of December, 1987.

24.00
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 27.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN -5 AM 10:59
JUDGE OF PROBATE
JEFFERSON COUNTY

Sidney W. Smyer, III

General Acknowledgment

I, **Larry L. Halcomb**, a Notary Public in and for said County, in said State, hereby certify that **Sidney W. Smyer, III, 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 30th day of December, A. D., 1987.

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1990