

1265

Send Tax Notice To: Jon Randall Kilgore

This instrument was prepared by

(Name) James R. Moncus, Jr.
(Address) 1586 Montgomery Highway
Hoover, Alabama 35216



3602B MTN HEAD LD
B'ham AL 35216
Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 12481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Value
\$7500

That in consideration of Love and Affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charlie M. Allred and wife Louise L. Allred

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

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

A one-third undivided interest in and to:

The East 30 Acres of the SW 1/4 of the SE 1/4, Section 21, Township 18, Range 1 East, Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights-of-way of record.

Also subject to that certain easement as set out on the reverse side hereof and incorporated herein by reference.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this day of 19 86

INSTRUMENT (SEAL)

Charlie M. Allred (SEAL)
Charlie M. Allred

Louise L. Allred (SEAL)
Louise L. Allred

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Charlie M. Allred and wife Louise L. Allred a Notary Public in and for said County.

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 23rd day of Oct 1986 A.D. 19 86

Notary Public

BOOK 175 PAGE 813

BOOK 175 PAGE 813

Also subject to a certain non-exclusive easement hereby reserved unto Monroe H. Johnson, III, his heirs, assigns and devisees, the express purpose of which is to provide pedestrian and vehicular ingress and egress to the property presently owned by Monroe H. Johnson, III which abuts the above-described property on the Northeast, said easement being more particularly described as follows:

A non exclusive easement for pedestrian and vehicular ingress and egress along a strip of land fifteen (15) feet wide along a portion of the West border of the East 30 acres of the SW 1/4 of the SE 1/4, Section 21, Township 18, Range 1 East, Shelby County, Alabama, beginning at the Northwest corner of said land and running southward for a distance of two hundred (200) feet.

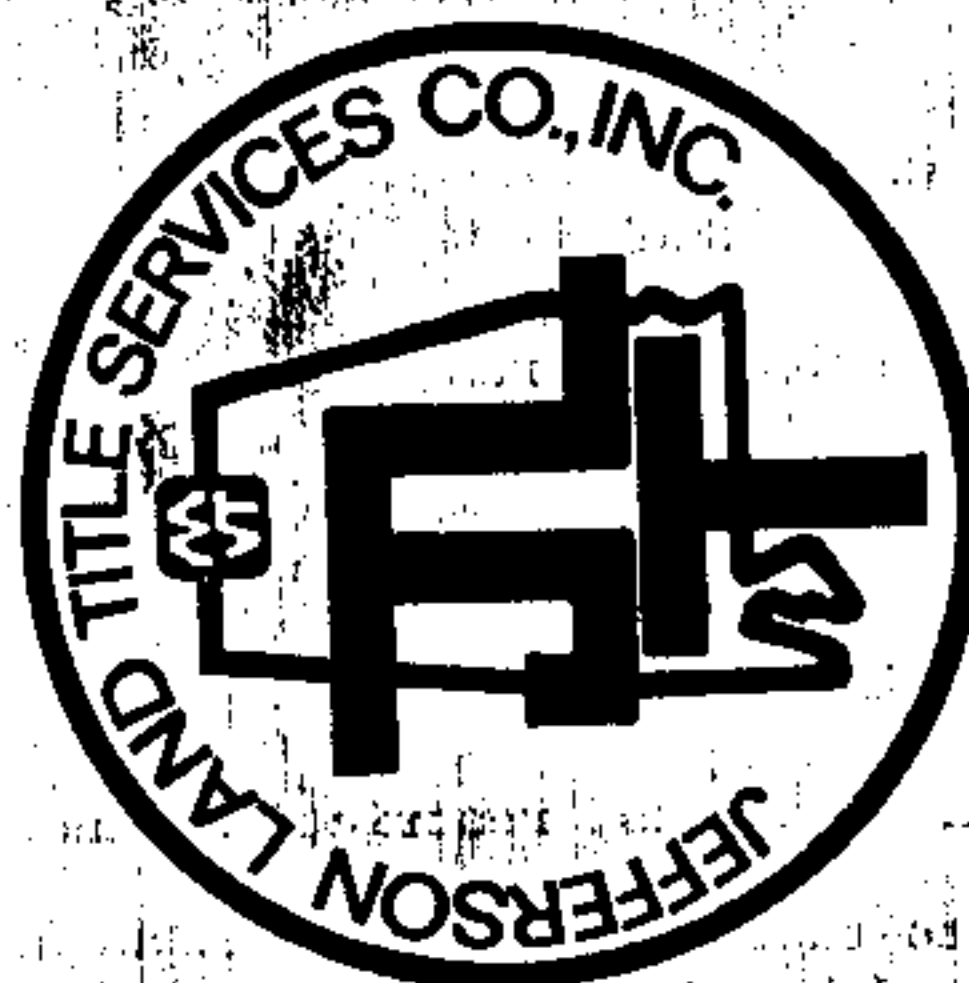
Return to:

BOOK 175 PAGE 813 - A

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

216 21st St., S.E. • Phone (205) 328-6020
BIRMINGHAM, ALABAMA 35203

AGENTS FOR

Mississippi Valley Title Insurance Company

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

88 MAR 17 AM 9:14

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 7.50
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 13.50

AL 88 MAR 17 1988