

THIS INSTRUMENT PREPARED BY:
Harry B. Maring, Attorney at Law
3940 Montclair Road, Suite 302
Birmingham, AL 35213

Send Tax Notice To:
Jocelyn A. McClelland DDS
129 1st St No. PO Box 608
Alabaster, AL 35007

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

\$128,000

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Michael E. Ford, an unmarried man (herein referred to as "grantor" whether one or more), does grant, bargain, sell and convey unto Jocelyn A. McClelland (herein referred to as "grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 6 and 7, in Block 1, according to the survey of Nickerson-Scott's subdivision, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except highway and street right-of-way.

Subject to all restrictions, easements and covenants of record, taxes due in the years 1988 and 1989 and also those certain tax liens recorded in Real Volume 106, page 34 and Real Volume 109, page 331 in the Office of the Judge of Probate, Shelby County, Alabama.

All of the consideration for the purchase recited herein is being paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

Rec 2.50
Ind 1.00
3.50

TO HAVE AND TO HOLD to the grantee, and the heirs and assigns of the grantee forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the grantee, and the grantee's heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and grantee's heirs and assigns forever, against the lawful claims of all persons.

11th IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day of November, 1988.

Michael E. Ford (Seal)
Michael E. Ford

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Ford, an unmarried man, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of this document, he has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 11th day of November, 1988.

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

Kathleen A. Collier
Notary Public
My commission expires: 3/24/90

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