RETURN TO: RICKY CAIN
RT. 1 Box 41-B
CHELSEA AL
35043

805

JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Myron B. Waits, Attorney

(Address) P.O. Box 1122, Talladega, AL 35160

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand Three Hundred and no/100 ($19,300.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wilson M. Alexander and wife, Joan N. Alexander

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles Ricky Cain, a single man

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

BOOK 213 PAGE 296

Lot Number 6 of Weaver Creek Estates, as recorded in Map Book 11, Page 68, in the Shelby County Probate Office.

Said property is subject to use as a single family residential lot and further subject to mineral rights heretofore severed from the fee and encumbrances of record, including current ad valorem taxes, and an existing mortgage to Cox, et al, recorded in Real Book 197, Page 700, in the Shelby County Probate Office, as to which Grantors covenant to obtain a release of the subject property upon completion of payments under the purchase money mortgage executed contemporaneously herewith to Grantor by Grantee.

1. Deed Tax $2.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 5.50

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 88.

_____ (SEAL) Wilson M. Alexander (SEAL)
Wilson M. Alexander

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 NOV 14 AM 9:36

_____ (SEAL) Joan N. Alexander (SEAL)
Joan N. Alexander

_____ (SEAL) _____ (SEAL)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY }

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wilson M. Alexander and wife, Joan N. Alexander

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 11th day of November A.D. 19 88.

Donna R. Lytton
Notary Public
My Commission expires 3-5-91