

474

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) 704 Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: Ruth E. Stewart  
name  
3379 North Wildewood Drive  
address  
Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Four Thousand and 00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Douglas Waits and wife, Magaret C. Waits

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

Ruth E. Stewart

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

Lot 4, Block 6 according to the Survey of Wildewood Village, Second Addition, as recorded in Map Book 8, page 55 in the Probate Office of Shelby County, Alabama.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

BOOK 281 PAGE 576

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

90 MAR -8 AM 8:43

JUDGE OF PROBATE

1. Deed Tax	\$ 34.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 40.50

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 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 27th day of February, 19 90.

Douglas Waits (Seal)  
Douglas Waits

Magaret C. Waits (Seal)  
Magaret C. Waits

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Waits and Magaret C. Waits whose names 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 27th day of February, A. D., 19 90.

Wm. Halbrooks  
Notary Public