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This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Bruce W. Phillips
1093 Chateau Drive
Helena, Alabama 35080

WARRANTY DEED-

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

That in consideration of Seventy two thousand & No/100 (72,000.00)

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

Leslie R. Wood & wife, Wendy B. Wood

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

Bruce W. Phillips

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

Lot 45, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7 page 7 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
Subject to taxes for 1990.
Subject to building setback line of 40 feet reserved from Chateau Drive as shown by recorded plat.
Subject to public utility easements as shown by recorded plat, including a 10 foot easement on the Easterly side; a 5 foot easement on the Southerly side and a 60 foot Plantation Pipeline easement thru Northwesternly corner of lot.
Subject to restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 21 page 759 in Probate Office.
Subject to Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 216 page 608 and Deed Book 239 page 915 in Probate Office.
Subject to right of way granted to South Central Bell by instrument recorded in Deed Book 307 page 661 in Probate Office.
Subject to right of way granted to South Central Bell and Alabama Power Company by instrument recorded in Deed Book 309 page 392 in Probate Office.
Subject to easement to Plantation Pipeline as shown by instrument recorded in Misc. Book 18 page 873 in Probate Office.
Subject to mislocation of fence as shown by survey of Joseph E. Conn, Jr., dated April 24, 1986.

The grantor(s) do not warrant title to minerals and mining rights.
\$72,919.00 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, WE have hereunto set OUR hands(s) and seal(s), this 26th day of September, 19 90

BOOK 312 PAGE 87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 OCT -1 AM 8:49

STATE OF ALABAMA }
JEFFERSON COUNTY }

(Seal) Leslie R. Wood (Seal)
NO TAX COLLECTOR Leslie R. Wood
(Seal) Wendy B. Wood (Seal)
(Seal) Wendy B. Wood (Seal)
(Seal) Wendy B. Wood (Seal)
(Seal) Wendy B. Wood (Seal)
(Seal) Wendy B. Wood (Seal)

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Leslie R. Wood & wife, Wendy B. Wood 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 26th day of September, A. D., 1990

Larry L. Halcomb Notary Public

My Commission Expires January 23, 1994