

149,500.00

STATE OF ALABAMA }
JEFFERSON COUNTY }

788

KNOW ALL MEN BY THESE PRESENTS: That we,

Lewis F. Rosner and Ellen S. Rosner, husband and wife,

for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged; do hereby grant, bargain, sell and convey unto

Kevin B. Wulf and Cecilia M. Wulf

the following described real estate, to-wit:

Lot 429, according to the Survey of Riverchase Country Club, 11th Addition Phase II, as recorded in Map Book 9, Page 87, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$142,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), (his)(her)(their) heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee(s), (his)(her)(their) heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee(s) (his)(her)(their) heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 23rd day of July, 1970.

Lewis F. Rosner (SEAL)
Lewis F. Rosner

Ellen S. Rosner (SEAL)
Ellen S. Rosner

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STATE OF ALABAMA

Y COUNTY *Jefferson*

I, *Kenneth W. Jones*, a Notary Public in and for said State and County, hereby certify that

Lewis F. Rosner and Ellen S. Rosner, 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 seal on the *23* day of *July*, 19*90*.

Kenneth W. Jones
Notary Public

My Commission Expires August 14, 1993

WILLIAM H. HALBROOKS
SUITE 704
#1 INDEPENDENCE PLAZA
BIRMINGHAM, AL 35209

Wally Nelson

1. Deed Tax	7.50
2. Mfg Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. Notary Fee	
6. Certified Fee	1.00
Total	16.50

315

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

91 FEB 13 AM 9:12

Thomas A. Snowden, Jr.
JUDGE OF PROBATE