

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

288

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWENTY FIVE & NO/100— (\$108,825.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Russell K. Goodwin and wife, Marguerite B. Goodwin (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Dale Gorham, Jr., a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, Block 2, according to the first addition to Selkirk, a Subdivision of Inverness, Phase IV, Single Family Residence, as recorded in Map Book 7, Page 149, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$97,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2913 Clydebank Circle

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, we have hereunto set our hands and seals, this 1st day of April, 1991.

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

91 APR -3 PM 12:09

JUDGE OF PROBATE

*Russell K. Goodwin*  
Russell K. Goodwin

(SEAL)

*Marguerite B. Goodwin*  
Marguerite B. Goodwin

(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell K. Goodwin and wife, Marguerite B. Goodwin 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 1st day of April A.D., 1991

3-5-95

Notary Public

1. Dead Tax	11.00
2. Mtg. Tax	2.50
3. Recording Fee	3.00
4. Indexing	1.00
5. Notary Fee	1.00
6. Certified Fee	1.00
Total	17.50