

393

SEND TAX NOTICE TO:

(Name) Krista B. Smith
126 Meadow Croft Lane
(Address) Birmingham, AL 35242

227

This instrument was prepared by

(Name) Clayton T. Sweeney (Corley, Moncus & Ward, P.C.)
(Address) 2100 SouthBridge Parkway Suite 650, Birmingham, AL 35209
Form TICOR 5100 1-84
WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety One Thousand and No/100 Dollars-----(\$91,000.00)

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

John F. Manning, Jr. and wife, Catherine C. Leser

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

Krista B. Smith

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

Lot 26, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

- 1) Advalorem taxes for the year 1990 which are a lien but not due and payable until October 1, 1991.
- 2) Existing easements, restrictions, rights of way, building set back lines and limitations of record.

THIS DEED IS BEING RE-RECORDED TO REFLECT DATE OF CONVEYANCE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
RE-RECORDED
91 APR -3 AM 8:58

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

91 MAR -7 AM 10:38

JUDGE OF PROBATE

1. Deed Tax	33.00
2. Mtg. Tax	2.50
3. Recording Fee	4.00
4. Indexing Fee	39.50
5. No Tax Fee	
6. Certified Fee	1.00
Total	80.00

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 GRANTEE, 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 GRANTEE, 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 28th day of February, 1991

NO TAX COLLECTED

1. Deed Tax	33.00
2. Mtg. Tax	2.50
3. Recording Fee	4.00
4. Indexing Fee	39.50
5. No Tax Fee	
6. Certified Fee	1.00
Total	80.00

John F. Manning, Jr. (Seal)
Catherine C. Leser (Seal)
Catherine C. Leser (Seal)

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

91 APR -3 AM 8:58 Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

the undersigned, John F. Manning, Jr. and wife, Catherine C. Leser
hereby certify that John F. Manning, Jr. and wife, Catherine C. Leser
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 28th day of February, A. D., 1991

Clayton T. Sweeney
Notary Public.