

48C

SEND TAX NOTICE TO:

Alvin E. Cather

123 Augusta Way
Helena, Alabama 35080

Instrument was prepared by:

✓ Jack R. Thompson, Jr.
808 29th Street South, Suite 300
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA |
 |
JEFFERSON COUNTY |

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Two Thousand and No/100 Dollars, to the undersigned Grantors or Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, LEE McGAVIN, a married man, (herein referred to as Grantor) do grant bargain, sell and convey unto ALVIN E. CATHER and wife, MARGIE M. CATHER, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the Map and Survey of Augusta Pointe, as recorded in Map Book 13, Page 9, and in Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to Ad Valorem Taxes for the year 1991.
Subject to restrictions, reservations, conditions and easements of record.

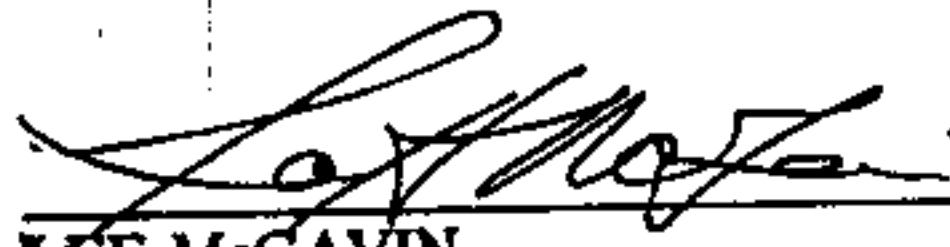
This does not constitute the homestead of Grantor.

\$ 124,250.00 of the consideration recited above was paid from a mortgage loan executed simultancously herewith.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and administrators above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of March, 1991.



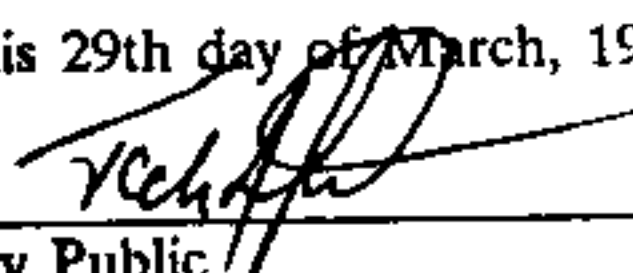
LEE McGAVIN

BOOK 337 PAGE 41

STATE OF ALABAMA]
JEFFERSON COUNTY]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE McGAVIN, a married man, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 29th day of March, 1991.



Notary Public (S E A L)


BOOK 337 PAGE 42

NO TAX COLLECTED

1. Deed Tax	0
2. Mtg. Tax	0
3. Recording Fee	3.00
4. Indexing	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	7.00

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

91 APR -5 AM 10:24


JUDGE OF PROBATE