

47,500  
consideration  
2660

Send Tax Notice To:

Eva M. Clayton  
P.O. Box 962  
Albaster 25007

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this \_\_\_\_\_ day of May, 1991, by W. LANE CLAYTON, JR. and wife, EVA M. CLAYTON, (hereinafter referred to as the "Grantors"), to EVA M. CLAYTON, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) paid to the undersigned W. LANE CLAYTON, JR. and wife, EVA M. CLAYTON ("Grantors") by EVA M. CLAYTON ("Grantee"), receipt of which is acknowledged by Grantors, the said Grantors, W. LANE CLAYTON, JR. and wife, EVA M. CLAYTON, do by these presents grant, bargain, sell and convey unto the Grantee, EVA M. CLAYTON, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 3 and 4, in Block 3, according to the Map and Survey of First Addition to Cedar Grove Estates, as recorded in Map Book 3, Page 141 and as amended in Map Book 4, Page 22, in the Probate Office of Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

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1. Ad valorem taxes for current year and all subsequent years;
2. Right of way in favor of Alabama Power Company in Deed Book 103, Page 54, Volume 176, Page 377 and Volume 208, Page 216, Office of the Judge of Probate of Shelby County, Alabama; and
3. Right of way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company in Volume 175, Page 394, said Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns, forever.

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

*Berkowitz*

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this \_\_\_\_\_ day of May, 1991.

W Lane Clayton, Jr  
W. LANE CLAYTON, JR.

Eva M. Clayton  
EVA M. CLAYTON

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. LANE CLAYTON, JR. and wife, EVA M. CLAYTON, whose names are signed to the foregoing WARRANTY DEED, and who are known to me, acknowledged before me on this day that, being informed of the contents of the WARRANTY DEED, they executed the same voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of May, 1991.

Michelle R. Shar  
Notary Public  
My Commission Expires: 10-16-92

THIS INSTRUMENT PREPARED BY

ANNE W. MITCHELL  
Berkowitz, Lefkovits, Isom & Kushner  
1100 Financial Center  
Birmingham, Alabama 35203

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

91 JUN -7 PM 1:24

William W. ...  
JUDGE OF PROBATE

47.50  
5.00  
2.00  
2.00  
Total 56.50