

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) COURTNEY H. MASON, JR.
(Address) 200 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:
(Name) Karen L. Mitchell
(Address) 200 Carl Nichols Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FOUR THOUSAND AND NO/100ths (\$4,000.00) - - - - - DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William R. Minor, a single individual

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Karen L. Mitchell, 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 27, according to the Re-Survey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY WILLIAM R. MINOR AND DELIVERED TO GULF AMERICAN, INC. IN THE AMOUNT OF \$ 54,702.00 DATED July 21, 1988, AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN BOOK 195 PAGE 393, AND TRANSFERRED TO FIRST NATIONAL BANK, A CALIFORNIA CORP. IN REAL 300, PAGE 265; IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATIONS TO REPAY THE DEBT.

BOOK 351 PAGE 97

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

91 JUL -2 AM 10:34

William R. Minor
JUDGE OF PROBATE

1. Deed Fee	4.00
2. Notary Fee	
3. Recording Fee	2.50
4. Lending Fee	3.00
5. No Tax Fee	
6. Curator Fee	1.00
Total	10.50

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of June, 19 91

_____ (Seal)	<i>William R. Minor</i> (Seal)
_____ (Seal)	William R. Minor _____ (Seal)
_____ (Seal)	_____ (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 William R. Minor, a single individual

whose name(s) 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this COURTNEY H. MASON, JR. June 19 91
3-5-91 MY COMMISSION EXPIRES 3-5-95