

Send tax notice to:
Leonard Marshall Ford and wife,
Joanne Y. Ford
1027 7th Avenue, S.W.
Alabaster, Alabama 35007

4418
This instrument prepared by:
Frank C. Galloway III
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Two Thousand Two Hundred Fifty and No/100 Dollars (\$62,250.00) in hand paid to the undersigned Jane Fowler Cairns and husband, T.C. Cairns, III, and Lauren Ann Fowler Salter and husband, Mark D. Salter (hereinafter referred to as "Grantors") by Leonard Marshall Ford and wife, Joanne Y. Ford (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the said Grantors do, by these presents, grant, bargain, sell, and convey unto said Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, in Block 1, according to the survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1991.
2. Building setback line of 40 feet reserved from 7th Avenue Southwest as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 foot easement on the rear.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 6, Page 579 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, Page 229 and Deed Book 130, Page 299, in Probate Office.
6. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Deed Book 278, Page 387 & 391 and Deed Book 112, Page 364 in Probate Office.

(Lauren Ann Fowler Salter is one and the same person as Lauren Ann Fowler.)

(\$62,124.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

And said Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they 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, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 23rd day of August, 1991.

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Jane Fowler Cairns
Jane Fowler Cairns

T.C. Cairns, III
T.C. Cairns, III

Lauren Ann Fowler Salter
Lauren Ann Fowler Salter

Mark D. Salter
Mark D. Salter

STATE OF GEORGIA)
Collier COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lauren Ann Fowler Salter, a married woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August, 1991.

Shirley L. Dodson
Notary Public

[NOTARIAL SEAL]

My Commission expires: June 13, 1994
Notary Public, Cherokee County, Georgia
My Commission Expires June 13, 1994

STATE OF GEORGIA

Chatham COUNTY

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

Given under my hand and official seal this the 22ND day of August, 1991.

Philip Lynn Olson
Notary Public

[NOTARIAL SEAL]

My Commission expires: Notary Public, Chatham County, Georgia. My Commission Expires June 13, 1993

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jane Fowler Cairns and husband, T.C. Cairns, III, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August, 1991.

Frank C. Galloway
Notary Public

[NOTARIAL SEAL]

My Commission expires: 11/15/93

STATE OF ALA. SHEET NO. 1
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG 30 AM 11:39

JUDGE OF PROBATE

1. Bond Tax	50
2. Mfg. Tax	7.50
3. Recording Fee	4.00
4. Indexing Fee	
5. No Tax Fee	1.00
6. Certified Fee	
Total	12.50