

2/11/91

This instrument was prepared by
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ATTORNEY AT LAW
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Robert Riesener
(Name)
178 Ashville Circle
(Address)
Montevallo, Alabama 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Julius Riesener, an unmarried man and Robert Riesener, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Robert Riesener

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:
Lots 8, 9, and a part of Lot 10, of Walden Subdivision, as recorded in Map Book 8 page 48, in the Probate Office of Shelby County, Alabama. Said part of Lot 10 described as follows: Begin at the Northeast corner of said Lot 10; thence run westerly along the North line of said Lot 10 a distance of 14.97 feet; thence left 116 deg. 00 min. a distance of 136.41 feet to the southerly line of said Lot 10; thence left 64 deg. 00 min. a distance of 14.97 feet to the Southeast corner of said Lot 10; thence turn left 116 deg. 00 min. along the Easterly line of said Lot 10 a distance of 136.41 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage from Grantee herein to Merchants & Planters Bank, executed on even date herewith, in the sum of \$55,000.00

Public utility easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 40 page 340 in Probate Office;

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 98 pages 353, 304, and 314 in Probate Office;

Easement to City of Montevallo for sanitary sewer as shown by instrument recorded in Deed Book 219 page 427 in Probate Office;

Easement to utility for right of way across subject property as shown by instrument recorded in Deed Book 29 page 188 in Probate Office;

Mineral and mining rights are not insured.

THE HEREIN DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS, NOR OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

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 1st day of November 1991

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

91 NOV -5 AM 10:58 (Seal)

JUDGE OF PROBATE (Seal)

Julius Riesener (Seal)
Julius Riesener

Robert Riesener (Seal)
Robert Riesener

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$ 2.50 (Seal)
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.50

STATE OF ALABAMA
SHELBY County } General Acknowledgment

I, the undersigned authority in said State, hereby certify that **Julius Riesener and Robert Riesener** a Notary Public in and for said County,

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of November 1991

My Commission Expires: 5/95

L. Michele Adams
Notary Public

BOOK 371 PAGE 684