

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

1159

Send Tax Notice to:

(Name) Reba C. Austin

(Address) 13560 Co. Rd. 73  
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand, Five Hundred and 00/100, (\$49,500.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Mamie K. Gunlock, an unmarried woman, by and through her Attorney in Fact, Walton J. Kroell  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Reba C. Austin

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lots 7, 8 and 9, in Block 7, according to Wilmont Gardens, as shown by  
map of said subdivision, as recorded in Map Book 4 page 6 in the Probate  
Office of Shelby County, Alabama; being situated in Shelby County, Alabama

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE FROM GRANTEE HEREIN TO THE UNITED STATES OF AMERICA,  
ACTING THROUGH THE FARMERS HOME ADMINISTRATION, ON EVEN DATE HERewith, IN THE SUM  
OF \$49,500.00.

Building setback line of 30 feet reserved from Whaley Drive and County Road,  
also 7 foot setback lines reserved from all sides as shown by plat.

Public utility easements as shown by recorded plat, including a 3 foot easement  
from all side lot lines.

Restrictions, covenants and conditions as set out in instrument(s) recorded in  
Map Book 4 page 6; Deed Book 186 page 84 and Deed Book 263 page 864 in Probate  
Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s)  
recorded in Deed Book 101 page 170 and Deed Book 218 page 49 in Probate Office.

Property taxes for 1992 and subsequent years.

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 23rd  
day of January, 19 92

(Seal)

(Seal)

(Seal)

Mamie K. Gunlock (Seal)  
Mamie K. Gunlock

By: Walton J. Kroell, Her Attorney in Fact (Seal)

Walton J. Kroell (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that

a Notary Public in and for said County,

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

Given under my hand and official seal, this day of 19

STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Walton J. Kroell, whose name as Attorney in Fact for Mamie K. Gunlock 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of January, 1992.

M G Apear  
Notary Public  
8/93

BOOK 384 PAGE 573

1. Deed Tax	\$49.50
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$58.50

22 JAN 23 PM 12:45

CLERK OF PROBATE