

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

1724

WARRANTY DEED

19920130000003208 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1992 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY ONE THOUSAND & NO/100— (\$61,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Danny E. Hope and wife, Reva W. Hope (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carrie F. Utter, 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 39, according to the survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7 page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$60,671.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 769 Cahaba Manor Trail Pelham, Alabama 35124

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, we have hereunto set our hands and seals, this 28th day of January, 1992.

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

92 JAN 30 AM 10:52

Danny E. Hope (SEAL)
Danny E. Hope

Reva W. Hope (SEAL)
Reva W. Hope

STATE OF ALABAMA
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Danny E. Hope and wife, Reva W. Hope whose names are signed to the foregoing conveyance, and who are 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 28th day of January A.D., 1992

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

1. Deed Tax	\$.50
2. Mig. Tax	\$
3. Recording Fee	\$2.50
4. Notary Fee	\$3.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$
Total	\$7.00