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This instrument was prepared by:

(Name) **A. G. BARNES**
(Address) **DAN HOWARD REALTY**
Highway 25 South
Montevallo, AL 35115

Send Tax Notice to:

(Name) **MARGARET M. STOKES**
(Address) **156 Rainey Alley**
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Five Thousand Five Hundred and no/100---(\$5,500.00) Dollars**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
DAVID B. GREER, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MARGARET M. STOKES

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

Lot 115, as shown on map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows: Begin at the intersection of the Easterly right of way line of the L & N Railroad and the Southerly right of way line of 1st Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama, thence Southeasterly along said right of way line of 1st Avenue for 69.69 feet; thence 88 deg. 51 min. 09 sec. right and run Southwesterly for 108.00 feet; thence 89 deg. 53 min. 24 sec. right and run Northwesterly for 91.53 feet to a point on the Easterly right of way line of L & N Railroad; thence 101 deg. 20 min. 27 sec. right and run Northeasterly along said right of way line of L & N Railroad for 111.71 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993, which are a lien but not yet due and payable until October 1, 1993.
2. Public utility easements as shown per plat.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 129, page 491; Deed 129, page 492 and Deed 129, page 493 in Probate Office.
4. Easement(s) to Alabama Water Company as shown by instrument recorded in Deed 146, page 211 in Probate Office.
5. Less and except any portion of subject property lying within railroad right-of-way.

THE HEREINABOVE PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HIS SPOUSE.

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 (~~we~~) 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 **28th** day of **January**, 19 **93**

(Seal)

David B. Greer
DAVID B. GREER

(Seal)

(Seal)

Inst # 1993-02894

(Seal)

(Seal)

02/01/1993-02894
10:05 AM CERTIFIED

(Seal)

STATE OF ALABAMA
SHELBY

County

General Acknowledgment
SHELBY COUNTY JUDGE OF PROBATE
12.00

I, **the undersigned** a Notary Public in and for said County,
in said State, hereby certify that **David B. Greer, a married man,**

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 **28th** day of **January**, 19 **93**

10/31/95

My Commission Expires.

Cherie S. Barnes
Notary Public