

5/12/98
I CERTIFY THIS TO BE A TRUE AND
SEND TAX NOTICE TO [unclear] COPY

(Name) Michael F. Nisbet
5221 Meadow Garden Lane
(Address) Birmingham, Alabama 35242

This instrument was prepared by
(Name) John N. Randolph, Sirate, Permutt et al
(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

Form 1-1-87 Rev. 1-86
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Four Thousand Nine Hundred and no/100-

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Robert B. Hamilton, Jr. and wife, Winifred M. Hamilton

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

Michael F. Nisbet

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

Block 1
Lot 34, according to the Survey of Sunny Meadows, Phase 2, as recorded in Map Book
8, page 19 A and B, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35' building line as shown by recorded map.
3. 20' Easement on Rear and 10' Easement on Southwest as shown by recorded Map.
4. Restrictions appearing of record in Misc. Volume 36, page 881, in the Probate Office of Shelby County, Alabama.
5. Right of Way to Alabama Power Company as recorded in Volume 139, page 128, Volume 134, page 514 and Volume 173, page 192 in said Probate Office.
6. Easement to Alabama Power Company as recorded in Volume 326, page 126 as shown by recorded Map.
7. Agreement with Alabama as recorded in Misc. Volume 37, page 22 and Misc. Volume 37, page 21 in the said Probate Office.

\$112,400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This deed is re-recorded to show the correct legal description of the property.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set ONE hands(s) and seal(s), this 7 day of April, 1989.

BOOK 235 PAGE 131

Deed Tax \$ 12.50
Mtg Tax _____
Recording Fee 2.50
Indexing Fee 2.00
TOTAL 17.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
89 APR 20 AM 10:38 (Seal)

JUDGE OF PROBATE (Seal)

X Robert B. Hamilton, Jr. (Seal)
Robert B. Hamilton, Jr.
X Winifred M. Hamilton (Seal)
Winifred M. Hamilton

(Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI
Rankin COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Hamilton, Jr. and wife, Winifred M. Hamilton whose name 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 7 day of April, A. D., 1989

X Ann: Nancy Hamilton