



SEND TAX NOTICE TO:  
 DOTY ANNOS HONTZAS  
 118 Stratshire Lane  
 Pelham, Alabama 35124

**JEFFERSON TITLE CORPORATION**  
 P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
 (Address) Birmingham, Alabama 35244

Inst • 1994-21609

**WARRANTY DEED**

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

That in consideration of One Hundred Nineteen Thousand and No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**CAREY SHERWOOD TIDWELL and wife, CHRISTIE MEADOWS TIDWELL**

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

**DOTY ANNOS HONTZAS**

**07/08/1994-21609**  
**01:47 PM CERTIFIED**  
 COUNTY JUDGE OF PROBATE  
 County, Alabama, to-wit **01** **03** **20.50**

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

Lot 54, according to the Amended Map of the Resurvey of the Final Plat, Phase III, Stratford Place, as recorded in Map Book 14 page 38 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.  
 (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.  
 (3) Mineral and mining rights, if any.

\$ 107,100.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 20th day of June, 1994

\_\_\_\_\_(SEAL) Carey Sherwood Tidwell (SEAL)  
 CAREY SHERWOOD TIDWELL

\_\_\_\_\_(SEAL) \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_(SEAL) Christie Meadows Tidwell (SEAL)  
 CHRISTIE MEADOWS TIDWELL

STATE OF ALABAMA }  
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that CAREY SHERWOOD TIDWELL and wife, CHRISTIE MEADOWS TIDWELL

whose name(s) 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 20th day of June A.D. 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
 MY COMMISSION EXPIRES: Mar. 12, 1997  
 BONDED TRUST NOTARY PUBLIC UNDERWRITER

My Commission Expires:

James R. Adkinson  
 Notary Public