

R95-1670

02/08/1995-03552
02:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 17.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

AMANDA JEAN COPELAND
4035 SADDLE RUN CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-03552

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED and 00/100 (\$105,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM R. SLINKARD and TAMMY L. SLINKARD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AMANDA JEAN COPELAND, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 61, ACCORDING TO THE MAP AND SURVEY OF SADDLE RUN SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. 10 foot utility easement along the Northerly lot line as shown on recorded map.
3. 20 foot building restriction line from Saddle Run Circle as shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 79, page 297.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 551 and Deed Book 112, Page 49.
6. Right of Way granted to Shelby County, Alabama, in Deed Book 135, page 364.
7. Restrictions appearing of record in Real Volume 144, page 124.
8. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, page 579.
9. Terms, agreements and right of way to Alabama Power Company, as recorded in Real Volume 145, page 705.
10. Agreement with Alabama Power Company in Real Volume 145, page 712.


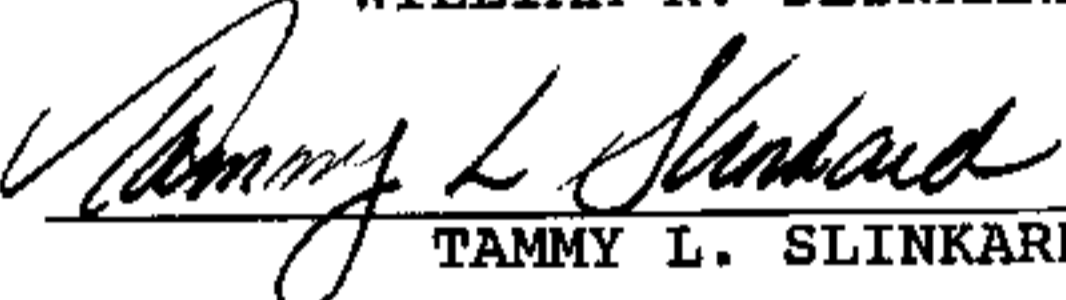
11. Assignment of Declarant Rights recorded in Book 319, Page 551.

\$100,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM R. SLINKARD and TAMMY L. SLINKARD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 6th day of February, 1995.


WILLIAM R. SLINKARD

TAMMY L. SLINKARD

inst # 1995-03552

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT 02/08/1995-03552
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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM R. SLINKARD and TAMMY L. SLINKARD whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of February, 1995.


Notary Public

My commission expires:

7/16/98

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