

# WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

)  
)  
) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to TRACY L. TOWNLEY AND JAMES T. TOWNLEY (herein referred to as Grantor, whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto RELOCATION CLOSING SERVICES, INC., A MASSACHUSETTS CORPORATION (herein referred to as Grantee, whether one or more), the following described real property, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF PARK PLACE, SECOND ADDITION, AS RECORDED IN MAP BOOK 17, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

Inst • 1996-33588

10/08/1996-33588  
04:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11.50



TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns forever.

And Grantor, for myself and for my heirs, executors and administrators, covenant with said Grantee, and Grantee's assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 16th day of August, 1996.

  
\_\_\_\_\_(SEAL)  
TRACY L. TOWNLEY  
  
\_\_\_\_\_(SEAL)  
JAMES T. TOWNLEY

STATE OF Alabama  
Jefferson COUNTY

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that TRACY L. TOWNLEY whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, A.D. 1996.

  
\_\_\_\_\_  
Notary Public

PUBLIC STATE OF ALABAMA - LARGE  
COMMISSION EXPIRES: 2000  
THRU NOTARY PUBLIC (PRINTED)

[ACKNOWLEDGMENT PAGE FOLLOWS]



[ACKNOWLEDGMENT]

STATE OF

*Alabama*

*Jefferson* COUNTY

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES T. TOWNLEY whose name 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 16<sup>th</sup> day of August A.D. 1996.

*Reavis V. Huer* Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES: Apr. 29, 2000.  
NOTARY PUBLIC UNDERWRITING

Inst # 1996-33588

10/08/1996-33588  
04:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 BNA 11.50

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

James P. Lazar, P.C.  
5949 Sherry Lane, Suite 111  
Dallas, Texas 75225