

This instrument was prepared by

(Name) Ferris S. Ritchey, Jr., Attorney at Law

(Address) 405 Shel-Al Building, 11 West Oxmoor Road, Birmingham, Alabama 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19730509000026210 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/09/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable considerations

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

John Tony Pharo and wife, Joyce Ann Stagner Pharo,

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

John Tony Pharo

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

Lot 1, Lot 1-A, and Lot 2-A, in a Resurvey of G. S. Cross Estate, according to map of said subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 28, said lots being the same as Lot 1, Lot 1-A, and Lot 2-A, in Gordon Cross Estates, according to map of said subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 15.

Subject to Restrictions for Gordon Cross Estates as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 242, Page 100.

Subject to utility permits of record, and easements and building set back lines as shown on map of said subdivision.

Said conveyance is subject to that certain mortgage executed on October 15, 1971, by the Grantors herein to G. S. Cross in the original amount of \$5,500.00, which the Grantee herein agrees to assume and pay.

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

May 9 1973 3:45 PM

RECORDED & \$          MTG TAX

\$6.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

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 OUR hands(s) and seal(s), this 26 day of March, 1973.

(Seal)

(Seal)

(Seal)

John Tony Pharo (Seal)

Joyce Ann Stagner Pharo (Seal)

Joyce Ann Stagner Pharo (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Tony Pharo & Joyce Ann Stagner Pharo 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of March, A. D., 1973.

Quinn T. Butler  
Notary Public.