

Presented without benefit of Title research

1348

This instrument was prepared by

(Name) Thomas L. Longshore - Longshore & Longshore

(Address) P. O. Box 675, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

Ten Dollars and other good and valuable consideration

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

~~REMARKS~~

JAMES D. ARGO

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ALLEN CHRIS CHANCE
AND WIFE, KATHERINE ANN CHANCE

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

Lot 53, according to survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama situated in the Town of Alabaster, Shelby County, Alabama. Subject to: (1) current taxes; (2) restrictive covenants and conditions filed for record on September, 1975, in Miscellaneous Book 12, Page 756; (3) utility easement across South side of said lot as shown on recorded map of said subdivision; (4) permit to South Central Bell Telephone Company dated July 10, 1975, and recorded in Deed Book 294, Page 582, in Probate Office; (5) fifty foot building set back line from Old Boston Road.



19780620000078060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1978 12:00:00AM FILED/CERT

BOOK . 313 PAGE 35

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1978 JUN 20 AM 9:26

Rec. 1.50

Thomas A. Bowden, Jr. 1.00

JUDGE OF PROBATE

\$14.50

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (~~REMARKS~~) and for my ~~REMARKS~~ heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am ~~REMARKS~~ 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 ~~REMARKS~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of

June, 1978.

JAMES D. ARGO

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

I, Barbara A. Etheridge, a Notary Public in and for said County, in said State, hereby certify that James D. Argo, 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 15th day of

June, 1978.

Barbara A. Etheridge

Notary Public