

1422

This instrument was prepared by
✓ FRANK K. BYNUM, ATTORNEY
3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209
Form 1-1-27 Rev. 1-66
WARRANTY DEED

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

That in consideration of NINETY TWO THOUSAND AND NO/100 DOLLARS-----(\$92,000.00)

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

Daniel Younkings, II and wife, Beverly H. Younkings

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

Bjarne R. Kristensen

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

Lot 10, Block 9, according to the Survey of Kerry
Downs, a Subdivision of Inverness, as recorded in
Map Book 5, Pages 135 and 136, in the Office of the
Judge of Probate of Shelby County, Alabama .

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$75,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

19781005000134280 1/1 \$.00
Shelby Cnty Judge of Probate,AL
10/05/1978 12:00:00AM FILED/CERT

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
day of 23rd September, 19 78

See entry 383-749

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

Deed Tax 1700
150
100
1950

1978 OCT -5 AM 8:33

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

[Signature of Daniel Younkings, II]

Daniel Younkings, II

[Signature of Beverly H. Younkings]

Beverly H. Younkings

STATE OF Virginia
Fairfax COUNTY }

General Acknowledgment

I, the undersigned *Thane S. Lohr*, a Notary Public in and for said County, in said State,
hereby certify that Daniel Younkings, II and wife, Beverly H. Younkings
whose names 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 23rd day of

September

[Signature of Bynum & Bynum]

[Signature of Thane S. Lohr]

NOTARY PUBLIC
CITY OF VIRGINIA
A.D. 19 78