

842

6,000 D.W.S.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FIVE and NO/100 (\$5.00) DOLLARS, and the assumption and agreement to pay by Grantee of that certain mortgage executed by Grantor and Grantee to Ingall Mortgage Company, Inc., and being dated the 14th day of March, 1977, and recorded in the office of the Judge of Probate of Shelby County, Alabama, and being in the principal amount of Thirty-six Thousand Five Hundred and No/100 (\$36,500.00) Dollars, and other good and valuable consideration to the undersigned Grantor, SUE P. SIGGERS, a single woman, in hand paid by DON W. SIGGERS, hereinafter referred to as the Grantee, the receipt of which is hereby acknowledged, said Grantor does Grant, Bargain, Sell, and Convey unto the said Grantee all of her undivided interest in and to the following described real estate, to-wit:

Lot Number Fifty (50) according to the survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the office of the Probate Judge of Shelby County, Alabama. Subject to:

1. Advalorem taxes for the current tax year.
2. Easement to Alabama Power Company recorded in Volume 55, Page 454; Volume 225, Page 224; Volume 229, Page 150; Volume 299, Page 156; Volume 299, Page 132; Volume 299, Page 138, and Volume 299, Page 144.
3. Thirty-five foot building line and ten-foot easement on rear as shown by recorded map.
4. Restrictions contained in Miscellaneous Volume 15, Page 982 and Miscellaneous Volume 16, Page 361.
5. Agreement with Alabama Power Company recorded in Miscellaneous Volume 16, Page 354.

This being the same property as described in that certain deed being recorded in Deed Book 304 at Page 260 and recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executors and assigns forever.

And I do for myself and my heirs, executors and administrators covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall

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Don W. Siggers
Apt. 68-A
800 E. Burgess Rd.
Prichard, AL 36062

warrant and defend the same to the said Grantee, his executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of December, 1979.

Sue P. Siggers, L.S.
SUE P. SIGGERS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that SUE P. SIGGERS, a single woman, 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, this 8th day of December, 1979.

Angela A. Farris
NOTARY PUBLIC

My commission expires: 5-11-81

THIS INSTRUMENT PREPARED BY:

MICHAEL D. COOK
ATTORNEY AT LAW
LANETT, ALABAMA

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1979 DEC 27 PM 1:41
Thomas A. Shanks, Jr.
JUDGE OF PROBATE

Seed tax 6⁰⁰
Rec. 3⁰⁰
Sub. 1⁰⁰
10⁰⁰

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