

This instrument was prepared by

(Name) John N. Ferree, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800605000060960 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/05/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and No/100 (\$17,000.00) DOLLARS

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

HERMAN E. WALTMAN AND WIFE, JUDITH Z. WALTMAN

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

WILLIAM J. JUNKINS

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

Lot 89, Block 1, according to the Survey of Cahaba Valley Estates - Fifth Sector, as recorded in Map Book 6, Page 4, in the Probate Office of Shelby County, Alabama.
Situated in the Town of Pelham, Shelby County, Alabama.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Guaranty Savings and Loan Association, recorded in Mortgage Book 351, Page 270 and that certain mortgage to Colonial Financial Service, Inc. recorded in Mortgage Book 385, Page 313, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Subject to easements and restrictions of record.

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 27th day of May, 1980.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

18-0 JUN -5 AM 10:17 (Seal)

Herman E. Waltman (Seal)

Judith Z. Waltman (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

Deed 17.00
Rec. 1.50
Ind. 1.00
19.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman E. Waltman and wife, Judith Z. Waltman 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 27th day of May

Notary Public