

This instrument was prepared by

(Name) Daniel M. Spitler
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124



This form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

444

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Six Hundred and no/100-----dollars

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

James N. Rasberry and wife, Mary W. Rasberry

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

Margo G. Brueck, an unmarried person

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:** **Subject to easements and restrictions of record.**

Unit "A", Lot 2, of Chandalar South Townhouses, as recorded in Map Book 6 Page 6 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Easterly corner of said Lot 2, thence in a Northwesterly direction along the Northeast line of said Lot 2 for a distance of 4.88 feet to a point, thence 90 deg. left and run in a Southwesterly direction for a distance of 20.22 feet to the Point of Beginning; said Point being ruther identified as being the point of intersection of the center line of the wood fence enclosing the front of Units "A", "B", "C", and "D", and the center line of the wood fence joining the Southeast corner of Unit "A"; thence continue in a Southwesterly direction along the center line of fence, wall and fence, being the Southeast side of Unit "A", for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of Units "A", "B", "C", and "D" thence right in a Northwesterly direction along the center line of last described wood fence for a distance of 26.48 feet to the intersection with a wood fence common to Units "A", and "B", thence right in a Northeasterly direction along the center line of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 ft. to an intersection with the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D" thence right in a Southeasterly direction along the center line of last described fence a distance of 26.48 ft. to the point of beginning, in Pelham, Shelby County,

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of August, 1980

and as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to United Federal Savings and Loan recorded in the Probate Office, according to the terms and conditions of said mortgage and the indebtedness hereby secured.

James N. Rasberry (SEAL)
Mary W. Rasberry (SEAL)
Deed 4.00
Rec. 1.50
Jud. 1.00
6.50
1980 AUG 13 AM 11:40 (SEAL)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James N. Rasberry and wife, Mary W. Rasberry**

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, A.D. 1980

Daniel M. Spitler
Notary Public
Daniel M. Spitler

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