

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209



19810316000029390 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/16/1981 00:00:00 FILED/CERTIFIED

521

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand and no/100 (\$16,000.00) and the assumption of the mortgage recorded in Mortgage Book 398, page 548, in the Probate Office of Shelby County, Alabama.

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

William T. Gaskell and wife, Bettilew Gaskell

(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 5, according to the Survey of Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1981.

Subject to restrictions, easements, building lines and right-of-way of record.

By acceptance of this deed, grantee agrees to assume the debt secured by the above mortgage.

\$10,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 13th day of March, 1981.

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

1981 MAR 16 AM 9:28

See Protg. 410-704

Deed Tol 6.00

(Seal) Rec. 1.50

(Seal) Ad. 1.00

(Seal) 8.50

William T. Gaskell (Seal)
WILLIAM T. GASKELL

Bettilew Gaskell (Seal)
BETTILEW GASKELL

Shelby County Judge of Probate

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that William T. Gaskell and wife, Bettilew Gaskell, 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 13th day of March

Larry L. Halcomb (Seal)
Notary Public
A.D. 1981

My Co. Expires January 23, 1982