

Leonard Wayne Barnes
1943 Port South Lane
Birmingham, Alabama

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

712

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



19810520000056600 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/20/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Thousand 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 A. Bond and wife, Helen F. Bond

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

Leonard Wayne Barnes

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

Lot 34, according to the survey of Portsouth, First Sector
as recorded in Map Book 6, Page 22 in the Probate Office of
Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

"Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by James A. Bond and wife, Helen F. Bond to Leedy Mortgage Company, Inc., which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 380, page 700. And for the same consideration Grantee herein hereby assume the obligations of James A. Bond and wife, Helen F. Bond under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned."

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

And X (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 X (we) have a good right to sell and convey the same as aforesaid; that X (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 15th day of May, 1981.

1981 MAY 20 AM 9:14
SHELBY COUNTY JUDGE OF PROBATE
THIS INSTRUMENT WAS FILED

Deed tax - 9.00
Rec. 1.50
Int. 1.00
11.50

James A. Bond

(Seal)

James A. Bond

Helen F. Bond
JUDGE OF PROBATE

(Seal)

(Seal)

Helen F. Bond

(Seal)

Helen F. Bond

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Bond and wife, Helen F. Bond 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 15th day of May

A. D., 1981

CORLEY, MONCUS, DeBUNY, CONNER, THURSTON & BEAVERS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Dale Corley

Notary Public