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Shelby Cnty Judge of Probate, AL  
07/28/1981 00:00:00 FILED/CERTIFIED

880

Send Tax Notice to:  
Dixie Haak  
1320 Little Cloud Circle  
Alabaster, AL 35007

This instrument was prepared by  
Joseph S. Bluestein, Esq.  
✓ SIROTE, PERMUTT, FRIEND, FRIEDMAN,  
HELD & APOLINSKY, P.A.  
2222 Arlington Avenue South  
Birmingham, AL 35255

STATE OF ALABAMA       )  
SHELBY COUNTY           )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in con-  
sideration of the sum of Ten Dollars (\$10.00) and other good and  
valuable considerations to the undersigned ANN E. CARDWELL, an  
unmarried woman (herein referred to as "Grantor"), in hand paid  
by DIXIE HAAK (herein referred to as "Grantee"), the receipt of  
which is hereby acknowledged, the said Grantor does by these  
presents grant, bargain, sell and convey unto the said Grantee,  
the following described real estate situated in Shelby County,  
Alabama, to-wit:

Lot 32, according to the map and survey of  
Navajo Hills, Fourth Sector, as recorded in  
Map Book 5, Page 95, in the Probate Office  
of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1981 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.


And the Grantor does, for herself and her heirs, execu-  
tors, and administrators, covenant with the said Grantee that she  
is lawfully seized of said premises in fee simple; that they are  
free from all encumbrances except as hereinabove stated; that she  
has a good right to sell and convey the same as aforesaid; and  
that she will, and her heirs, executors and administrators shall  
warrant and defend the same unto the said Grantee, her heirs and  
assigns forever, against the lawful claims of any and all persons.

BOOK 334 PAGE 121

*Siroto*

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


IN WITNESS WHEREOF, the said Ann E. Cardwell has  
hereto set her hand and seal, this the 13 day of July,  
1981.

 (SEAL)  
Ann E. Cardwell

STATE OF ALABAMA           )  
COUNTY OF Telford       )

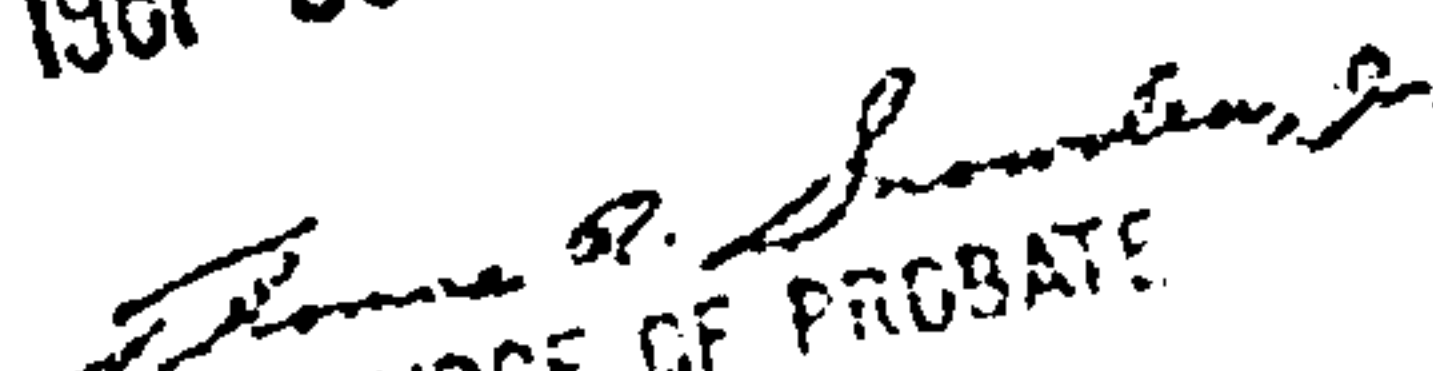
I, the undersigned, a Notary Public in and for said  
county, in said state, hereby certify that Ann E. Cardwell, an  
unmarried woman, whose name is signed to the foregoing conveyance,  
and who is known to me, acknowledged before me on this day, that,  
being informed of the contents of said instrument, she executed  
the same voluntarily on the day the same bears date.

Given under my hand this 13 day of July,  
1981.

  
Notary Public           My Commission Expires April 19, 198  
My Commission Expires: \_\_\_\_\_

JSB:MOD:nw

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1981 JUL 28 AM 8:21

  
JUDGE OF PROBATE

Recd Tax 6.00  
Rec. 3.00  
Int. 1.00  
9.00