

This instrument was prepared by
(Name) Courtney H. Mason, Jr., Attorney at Law

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19810810000086920 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Thousand Five Hundred and No/100 (\$25,500.00) DOLLARS

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

EDWARD AGOSTINELLI, JR. AND WIFE, JO ANN AGOSTINELLI

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

CAROL W. RICKLES

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

Lot 14, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 1 in the Probate Office of Shelby County, Alabama.

Situated in the Town of Helena, Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the said grantees assume and promise to pay that certain mortgage to Real Estate Financing, Inc. as recorded in Mortgage Book 387, Page 679 in the said Probate Office, and assigned to Federal National Mortgage Association, in Misc. Book 29, Page 315, in said Probate Office, according to the terms and conditions of said indebtedness.

BOOK 334 PAGE 336

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 10th day of August 1981

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

1981 AUG 10 PM 12:50

JUDGE OF PROBATE

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EDWARD AGOSTINELLI, JR.

JO ANN AGOSTINELLI

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, hereby certify that EDWARD AGOSTINELLI, JR. AND WIFE, JO ANN AGOSTINELLI 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 10th day of August

Notary Public.