

THIS INSTRUMENT PREPARED

19810916000099530 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/16/1981 00:00:00 FILED/CERTIFIED

NAME T. Zurzola

ADDRESS 1510 Walnut Street, Philadelphia, Pennsylvania, #19102

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

*\$31,760.89 plus
Mtg described below*

That in consideration EIGHTY-FIVE THOUSAND FIVE HUNDRED (\$85,500.00) DOLLARS
to the undersigned grantor:

in hand paid by THOMAS DOANE SHIPLEY and EMILY DENDY SHIPLEY, his wife

the receipt whereof is acknowledged we the said Thomas Doane Shipley and wf, Emily Dendy Shipley

do grant, bargain, sell and convey unto the said H. James Sheetz, Morton D. Bohn, Jr., William G. Walsh Jr., Daniel J. Herron and Francis X. Howard, Trustees under Declaration of Trust dated June 1, 1978 the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot 49, Block 2, according to the Plat of Selkirk, a subdivision of Inverness as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 21, Pages 10-22, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Easements, rights of way, and set-back lines of record.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Mtg to City Federal Savings and Loan Association in Mortgage Book 382, Pg 623, Shelby County, Alabama.

BOOK 334 PAGE 888

*Deed TAX 32.00
Rec 3.00
Jud 1.00
36.00*

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their ~~heirs~~ ^{successors} and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as aforesaid

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, they have hereunto set their hand and seal, this 28 day of August, 1981

WITNESS:

Barbara E. Nash
Richard D. Jacobs

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

1981 SEP 16 AM 8:40

State of Georgia
Gwinnett COUNTY
vi. GAIL L. DALE

Thomas A. Shively
JUDGE OF PROBATE
General Acknowledgement

Thomas Doane Shipley (Seal)
Emily Dendy Shipley (Seal)

hereby certify that THOMAS DOANE SHIPLEY and EMILY DENDY SHIPLEY, his wife 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

28th day of

August
Gail L. Dale

Notary Public, Georgia, State at Large
My Comm. expires Mar. 18, 1985

DALE
AUG 19 1981
STATE OF GEORGIA