

THIS INSTRUMENT PREPARED

236

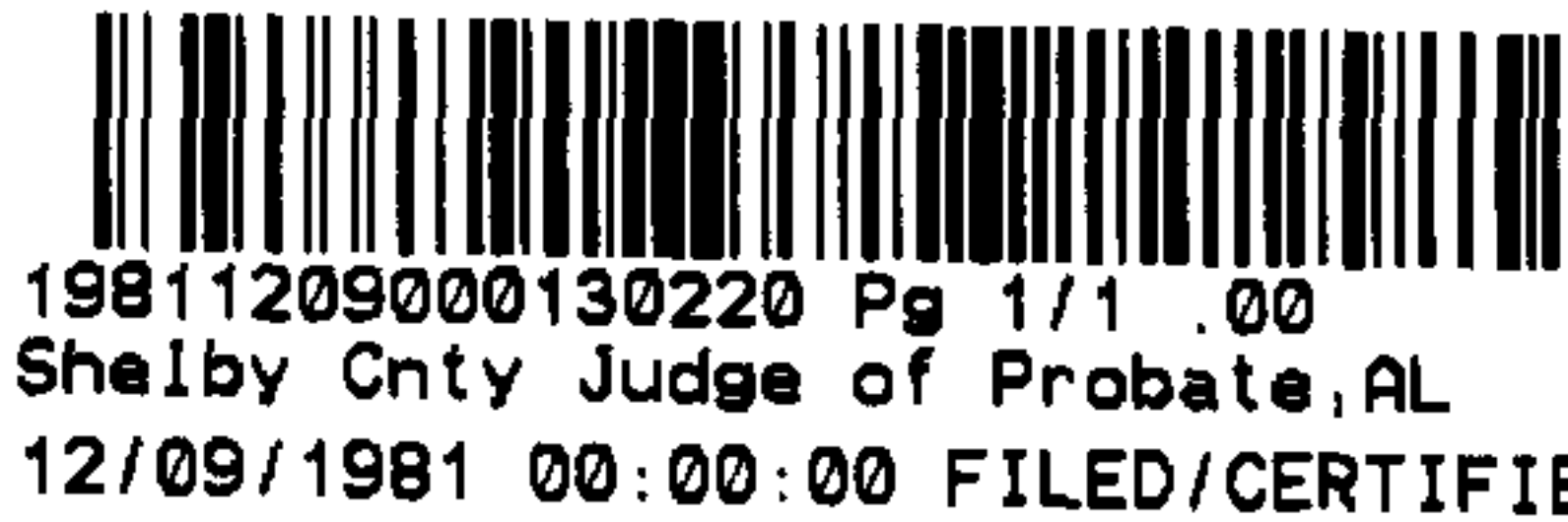
Send Tax Notice to:
Stephen A. Cruce, III
Jacqueline S. Cruce
2916 Coatbridge Lane
Birmingham, Alabama 3524

NAME T. Zurzola

ADDRESS 1510 Walnut Street, Philadelphia, Pennsylvania, #19102

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.



State of Alabama

COUNTY

Know All Men By These Presents,

That in consideration EIGHTY-TWO THOUSAND (\$82,000.00) DOLLAR to the undersigned grantor / DANIEL J. HERRON and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978 in hand paid by STEPHEN A. CRUCE III and JACQUELINE S. CRUCE, his wife

the receipt whereof is acknowledged the said H. James Sheetz, Morton D. Bohn, Jr., William G. Walsh, Jr., Daniel J. Herron and Francis X. Howard, Trustees do grant, bargain, sell and convey unto the said Stephen A. Cruce III and Jacqueline S. Cruce, his 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.

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- 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.

AND by Authority set forth under Declaration of Trust dated June 1, 1978 any two Trustees thereunder may act for all the Trustees.

\$53,546.07 of the above consideration was paid by assumption of mortgage to City Federal Savings and Loan Association recorded in Mortgage Book 382, Page 623 in the aforesaid Probate Office.

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 GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from 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 1st day of December, 1981.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

Deed tax \$2850
Rec 300
Ind 100
3250

1981 DEC -9 AM 10:17

William Sheetz
Daniel X. Howard
Trustees under Declaration of Trust dated June 1, 1978

State of Pennsylvania

Philadelphia COUNTY

General Acknowledgement

WILLIAM G. WALSH, JR. and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978 signed to the foregoing conveyance, and who are known to me, acknowledged to 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. in their capacity as such trustees

Given under my hand and official seal this 1st day of December, A. D., 1981

JOYD, ENN AND LLOYD