

This instrument was prepared by

(Name) Henry Mikul, Jr.

(Address) 4245 - 3rd Ave. South, Birmingham, Al 35222

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

571
Ad Valorem Taxes to be paid by:
Charles Nooney & Henry Mikul Jr
4245 - 3rd Ave. South
Birmingham, AL 35222

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Four Thousand Eighty One 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, Joseph E. Conn, Jr. & wife, Mary W. Conn

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

Charles A. Nooney & Henry Mikul, Jr.

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

Lot 40, according to the Survey of Chandalar South, First Sector as recorded in Map Book 5, page 106 in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage from Ansley W. Work and James H. Work, Jr. to Jefferson Federal Savings and Loan Association filed for record November 26, 1973, and recorded in Volume 335, page 712 in the Probate Office of Jefferson County, Alabama.

Subject to all restrictions, rights of way, and building lines of record.

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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 11th day of February, 19 83.

Deed TAX 24.50
Rec 1.50
Ind 1.00
27.00

RECEIVED
1983 FEB 15 AM 9:03

Joseph E. Conn, Jr. (Seal)
Joseph E. Conn, Jr.

Mary W. Conn (Seal)
Mary W. Conn

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Charles A. Nooney & Henry Mikul, Jr. a Notary Public in and for said County in said State
do hereby certify that Joseph E. Conn, Jr. and wife, Mary W. Conn
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 11th day of February

A. D. 1983

[Redacted]

[Redacted]

Charles A. Nooney & Henry Mikul, Jr.
Notary Public