

THIS IS

RED BY:

Send Tax Notice To:

Charlotte M. Harris

302 Dale Drive

Montevallo, Alabama 35115

James F. Ford, III

Suite 2900, 300 Vestavia Office Pk.
Birmingham, Alabama 35216

Alabama Title Co., Inc.

BIRMINGHAM ALA

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$10,643.00 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES S. BENNETT, JR., unmarried, and CATHERINE BENNETT, unmarried

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

CHARLOTTE M. HARRIS

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

Lot 12, Block 1, according to the Survey of the Green Valley as recorded in Map Book 5, Page 94 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 1983 which are a lien but not due and payable until October 1st, 1983.
2. 30 foot building line as shown by recorded map.
3. 10 foot easement on rear as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 277, Page 23, Volume 101, Page 79 and Volume 126, Page 174 in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. Volume 1, Page 305 and Misc. Volume 1, Page 308 in said Probate Office.
6. Restrictions recorded in Misc. Volume 1, Page 10 in said Probate Office.

The grantee herein expressly assumes and agrees to pay that certain mortgage from Ronnie M. Thomas & Sarah A. Thomas to Johnson & Assoc. Mortgage Company filed for record March 2, 1979 and recorded in Volume 388, Page 843 in the Probate Office of Shelby County, Alabama and subsequently assigned to Stockton, Whatley, Davin & Company of Alabama, Inc. in Misc. Volume 43, Page 881 in said Probate Office. Said payment obligation to begin with the payment due August 1, 1983.

\$5,643.00 of the equity consideration recited herein was derived from a purchase money second mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 18th day of May, 1983.

RECEIVED
SHELBY CO.
FILED
JUN -2 1983
MTE-431-838
AM 10:58

Recd by 500
Rec. 150
750

JAMES S. BENNETT, JR. (Seal)
Catherine Bennett (Seal)
CATHERINE BENNETT (Seal)

LOUISIANA

STATE OF ~~ALABAMA~~

PARISH OF ~~JEFFERSON~~

LYNNE FRUCHTNIKT

General Acknowledgment

I, Lynne Fruchtnicht, a Notary Public in and for said ~~County~~ parish in said State, hereby certify that James S. Bennett, Jr., unmarried & Catherine Bennett, unmarried 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 have executed the same voluntarily on the day the same date.

Given under my hand and official seal this May 18, 1983. COMMISSION EXPIRES AT DEATH

Lynne Fruchtnicht