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STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Six Thousand Dollars (\$26,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, Lee Wilson Marks, formerly known as Lee Wilson Kidd, being the person named as the grantee in the deed recorded at Book 307, Page 884, in the Probate Office of Shelby County, Alabama, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Jerome K. Lanning, Joyce A. Lanning, and Joyce A. Lanning, as custodian for Margaret Annette Lanning under the Alabama Uniform Gift to Minors Act (herein referred to as "Grantees"), the following described real estate, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of Deerwood Lake as recorded in Volume 368, Page 20, 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 1, 1983.
- (2) 5' Easement on northeast and southwest as shown by recorded map.
- (3) Right of way to South Central Bell as recorded in Volume 299, page 702, in the Probate Office of Shelby County, Alabama.
- (4) Right of way to Alabama Power Company as recorded in Volume 292, page 353, in said Probate Office.
- (5) Restrictions as recorded in Misc. Volume 9, page 432, in said Probate Office.
- (6) Mineral and mining rights and rights incident thereto as recorded in Volume 199, page 523, in said Probate Office.

The above described real estate does not constitute the homestead of the Grantor or of the Grantor's spouse.

(Said real estate, together with all improvements thereon, is hereinafter referred to as the "Premises.")

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns, forever.

BOOK 348 PAGE 270
The Grantor does for herself, and for her heirs, executors, administrators, and assigns, covenant with the Grantees, and their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances except as noted above; that she has good right to sell and convey the same as done hereby; and that she will, and her heirs, executors, administrators and assigns shall, warrant and defend title to the Premises to the Grantees, and their heirs, executors, administrators, and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor, Lee Wilson Marks, has executed this instrument on this 30 day of June, 1983.

Lee Wilson Marks
Lee Wilson Marks

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Wilson Marks, formerly known as Lee Wilson Kidd, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she executed the same voluntarily.

Given under my hand and seal this 30th day of June, 1983.

Kathryn H. Hines
Notary Public

NOTARY PUBLIC

1983 JUL -5 AM 8:54

Deed tax. 2600

Rec. 300

Ind. 100

30.00