

310

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of Seventy Four Thousand Two Hundred Fifty and No/100 (\$74,250.00) DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, ANN MATTHEWS, a single woman, (herein referred to as grantor) grant, bargain, sell and convey unto JANET L. MCKINLEY (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19-A according to the Resurvey as recorded in Map Book 8, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 18, 19, 20, 21, 22, 23 and 24, Amended Map of Chase Plantation.

SUBJECT TO: 1.) Ad valorem taxes due in the year 1984. 2.) Easements to Alabama Power Company in Deed Book 127, page 407; Deed Book 179, page 79 and Deed Book 322, page 554. 3.) Oil, gas, petroleum and sulphur and rights incidental thereto excepted in Deed Book 127, page 140. 4.) Notice of Compliance Certificate in Misc. Volume 34, page 549. 5.) Declaration of Protective Covenants, agreements, easements charges of liens for Riverchase Residential Association in Misc. Volume 14, page 536, and amended in Misc. Volume 17, page 550. 6.) Restrictions as to use for residential townhouses in Item 6, Deed Book 335, page 161. 7.) Restrictions as to square footage in Item 7, in Deed Book 335, page 161. 8.) Easements to South Central Bell Telephone Company recorded in Deed Book 339, page 402. 9.) Agreements with Alabama Power Company in Misc. Volume 45, page 91. 10.) Restrictions, conditions and limitations recorded in Misc. Volume 45, page 95, and Misc. Volume 46, page 389. 11.) A 5 foot easement over the rear of subject property for ingress ad egress and public utilities as shown by record plat in Map Book 8, page 111, and as shown by Survey of Laurence D. Weygand, dated 7/12/83. 12.) Easement to Water Works Board in Deed Book 336, page 203. 13.) Easements as reserved in Item 8 in Deed Book 335, page 161 and modified by Deed Book 335, page 868. 14.) Easements for road in Deed Book 335, page 150. 15.) Easements to Alabama Power Company in Deed Book 351, page 9 and Deed Book 351, page 15.

\$70,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of January, 1984.

STATE OF ALABAMA

COUNTY OF JEFFERSON

FILED IN ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1984 FEB -8 AM 9:04
Sec. Mtg. #43-140
JUDGE OF PROBATE
Ann Matthews (Seal)
ANN MATTHEWS
Deed TAX 4.00
Sec 1.50
Jud 1.00
6.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN MATTHEWS, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 1984.

Return TO; City Federal S & L Assoc.
2030 2nd Avenue North
B'ham, Al. 35203

NOTARY PUBLIC