

This instrument was prepared by

(Name) James G. Stevens

(Address) 2017 Morris Avenue



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

381

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two thousand dollars (\$2,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Victor Duke Hamilton, Jr., a single man and Sharon J. Hamilton, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sharon J. Hamilton, a single woman

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

Lot 33, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: Any and all current taxes; restrictive covenants and conditions filed of record; any set back lines; and any and other restrictions, covenants, conditions recorded by any public utility recorded of record.

THIS DEED IS EXECUTED TO CONVEY TITLE ONLY.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this fourth day of February, 19 84.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 FEB -9 PM 2:00

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

(SEAL)

Victor Duke Hamilton, Jr.
VICTOR DUKE HAMILTON, JR. (SEAL)

Sharon J. Hamilton
SHARON J. HAMILTON (SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Victor Duke Hamilton, Jr. and Sharon J. Hamilton

whose name(s) are signed to the foregoing conveyance, and where known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this SIXTH day of FEBRUARY, A.D. 19 84

Rt. 2 Box 369-C
Calera, Ala.

Form Al 35040

Paul Harding
Notary Public