



american title insurance company

This instrument was prepared by

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

SEND TAX NOTICE TO:

(Name) Courtney H. Mason, Jr.

James W. Bozeman

(Address) P. O. Box 20814, Birmingham, AL

733 Cahaba Manor Trail
Pelham, Alabama 35124

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Five Hundred 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,

Roger H. Ferrell, a married man

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

James Walter Bozeman

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

Lot 21, except the South 5 feet, according to the Survey of Cahaba Manor Townhomes, Second Addition, as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assumes and promise to pay that certain mortgage to Johnson & Associates Mortgage Company, recorded in Volume 393, Page 395, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Subject property is not homestead of the Grantor or his Spouse.

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

And I (xx) do for myself (xxxxxx) and for my (xxx) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (xxxxxx) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (xxx) have a good right to sell and convey the same as aforesaid; that I (xxx) will and my (xxxxxx) 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, I have herunto set my hands(s) and seal(s), this 30th day of January, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 FEB 10 AM 11:15

Lead tax 7.50
Rec 1.50
Ind 1.00
10.00

Roger H. Ferrell

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

(Seal) (Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger H. Ferrell, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, A. D. 1984

Deacy Ann White

Notary Public

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