

This instrument was prepared by

317

(Name) Courtney H. Mason, Jr., P.A.

(Address) Alabaster, Alabama 35007



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand Five Hundred and no/100th (\$60,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Edward Wilson, III and wife, Juanita G. Wilson

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

Leila C. Smith

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: \*

Lot 62, according to the survey of Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6 page 24 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$54,450.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEE'S ADDRESS: 62 Maple Street, Maylene, Alabama 35114

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

day of June, 1984

(SEAL)

Edward Wilson, III

(SEAL)

Juanita G. Wilson

(SEAL)

(SEAL)

STATE OF DELAWARE

NEW CASTLE

COUNTY

General Acknowledgment

I, THE UNDERSIGNED

a Notary Public in and for said County,

in said State, hereby certify that EDWARD WILSON, III, a married man

whose name(s) 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 2nd day of June

A.D. 1984

Notary Public

STATE OF ALABAMA)  
JEFFERSON COUTNY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Juanita G. Wilson, a married 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 the 5th day of June, 1984.

*Betty Rhodes Putman*  
NOTARY PUBLIC

My commission expires: 2/1/88

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*See pty 450-206*  
1984 JUN -7 AM 9:26

*Thomas A. Henderson Jr.*  
JUDGE OF PROBATE

*Deed tax 6.50*  
*Rec 3.00*  
*Ind 1.00*  
*10.50*

Return to: **Alabama Federal Savings and Loan Association**  
213 North 20th Street  
Birmingham, Alabama 35203

TO

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF

Recording Fee \$  
Deed Tax \$

This form furnished by

**Jefferson Land Title Services Co., Inc.**

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

Book 356 Page 224-A