

This instrument was prepared by
(Name) ROBERT O. DRIGGERS
(Address) 1736 Oxmoor Road, Birmingham, AL 35209

131

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and No/100----- DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
MICHAEL A. CHANDLER and wife, PATSY CHANDLER

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

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

From the Southwest corner of Lot 12 of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township
21 South, Range 3 West, according to Map of Nickerson Survey on Helena Road, as
recorded in Map Book 3, page 116, in the Office of the Probate Judge of Shelby
County, Alabama, run in a Northerly direction along the West lines of Lots 12 and
13 for a distance of 277.0 feet to the point of beginning of the North portion of
Lot 13 herein described; from point of beginning continue to run in a Northerly
direction along the West line of the North portion of Lot 13 for a distance of
80.0 feet; thence run in an Easterly direction along the North line of Lot 13 for
a distance of 300.0 feet; thence in a Southerly direction along the East line of
Lot 13 for a distance of 80.0 feet; thence run in a Westerly direction parallel
with the North line of Lot 13 for a distance of 300.0 feet to the point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1984 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any,
in the Probate Office of Shelby County, Alabama.

\$1,000.00 of the consideration recited above was paid by a Purchase Money Mortgage
executed simultaneously herewith.

As part of the purchase price and consideration for this deed, the grantee herein assumes
and agrees to pay the indebtedness secured by that certain mortgage to Real Estate
Financing, Inc. as recorded in Mortgage Book 407, page 672, in the Probate Office of
Shelby County, Alabama.

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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 26 th
day of July, 1984.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG -2 AM 11:55
453-278
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Michael A. Chandler (Seal)
MICHAEL A. CHANDLER

Patsy Chandler (Seal)
PATSY CHANDLER

(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 MICHAEL A. CHANDLER and wife, PATSY CHANDLER
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26 th day of July, A. D., 19 84

Robert O. Driggers
Notary Public

My Commission Expires May 11, 1985