

This Instrument was Prepared By:
DANIEL M. SPILLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Claudia Farris

1686

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND DOLLARS (\$4,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

LARRY JOE MICHAEL and wife, MARYANN MICHAEL

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

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

Lot 86, according to the survey of Scottsdale, Second Addition, as shown by map recorded in Map Book 7, page 118 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to United Federal Savings and Loan Association dated October 9, 1979 and recorded in Mortgage Book 397 page 255, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

SUBJECT TO:

Building setback line of 35 feet reserved from easterly portion facing Henry Drive as shown by plat.

Public utility easements as shown by recorded plat, including 5 foot easement on the North; 7.5 foot easement on the West and Southwesterly and Southerly sides (42" pipe included in this easement).

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29 page 229 in Probate Office.

Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 318 page 4 in Probate Office.

Right-of-Way granted to Southern Natural Gas by instrument recorded in Deed Book 90 page 62 in Probate Office.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 320 page 891 in Probate Office.

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 2nd day of August, 1984.

Larry Joe Michael
LARRY JOE MICHAEL

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
INSTRUMENT FILED

Maryann Michael
MARYANN MICHAEL (SEAL)

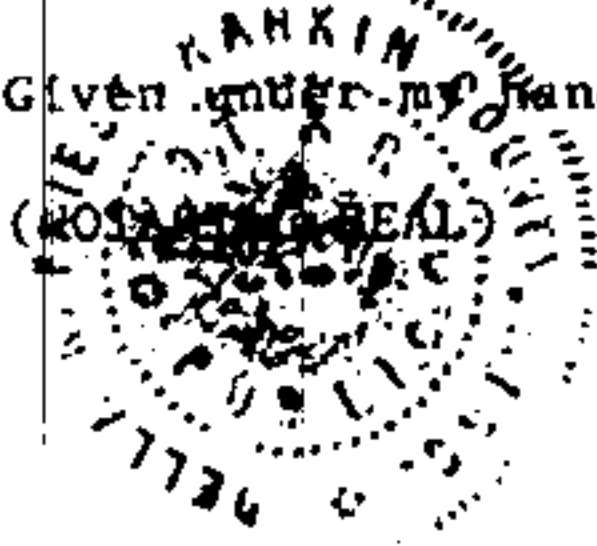
STATE OF MISSISSIPPI)
Rankin COUNTY)

1984 AUG 31 AM 8:42

Send TAX 4.00
Rec 2.50
Ind 1.00
7.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY JOE MICHAEL and wife, MARYANN MICHAEL whose names 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 2nd day of August, 1984.



[Signature]
Notary Public
My Commission Expires: _____