

SEND TAX NOTICE TO:

(Name) Marilyn Jo Bergdol
Route 2 Box 731
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) John F. DeBuys, Jr.

(Address) 2100 16th Avenue South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, ~~JOHN F. DEBUYS, JR.~~ ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Dennis L. Clifft and wife, Elizabeth M. Clifft

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marilyn Jo Bergdol

(herein referred to as GRANTEEES) ~~as per the above description~~ the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 66, according to the Survey of Southern Hills Subdivision
as recorded in Map Book 7, page 72 in the Probate Office of
Shelby County, Alabama.

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

\$ 57,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	<u>300</u>
Deed Tax		<u>300</u>
Mineral Tax		<u>250</u>
Recording Fee		<u>250</u>
Index Fee		<u>100</u>
TOTAL		<u>\$ 6.50</u>

TO HAVE AND TO HOLD Unto the said GRANTEEES ~~as per the above description~~, their heirs and assigns, forever ~~subject to all taxes, assessments, liens, encumbrances, easements, restrictions, set-back lines, rights of way, and other burdens, if any, of record.~~

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 15th day of September, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Dennis L. Clifft (Seal)
Elizabeth M. Clifft (Seal)

(Seal)

(Seal)

(Seal)

X STATE OF ~~ARKANSAS~~
Alabama COUNTY }

I, the undersigned, a Notary Public in ~~and of~~ said County in said State, hereby certify that Dennis L. Clifft and wife, Elizabeth M. Clifft whose name S are signed to the foregoing conveyance, and who are known to me and 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 15th day of

September

84

Carley Moncus

My Commission Expires 10-29-94

84
A. D. 19
Notary Public