

58 **JEFFERSON TITLE CORPORATION**
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) CORRETTI & NEWSOM
1804 7th Avenue North
(Address) Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS and the execution of a
Purchase Money Mortgage of \$17,500.00.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Elizabeth G. Stewart, an unmarried woman

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

Rufus E. Hardemon and wife, Betty J. Hardemon

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

Lots 5 and 6, Maxwell's Addition to Ellitsville, according to map, as
recorded in Map Book 3, Page 118, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO:

- (1) Ad valorem taxes for the year of 1985.
- (2) Transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama in Deed Book 101, Page 84; Deed Book 126, Page 167; and Deed Book 178, Page 277.
- (3) Rights of Way to Shelby County recorded in said Probate Office in Deed Book 124, page 268.
- (4) Right of Way to Plantation Pipeline Company recorded in said Probate Office in Deed Book 110, page 284.

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 30th
day of November, 19 84.

RECORDING FEES

Mortgage Tax \$
Deed Tax 5.00
Mineral Tax
Recording Fee 2.50
Index Fee 1.00

STATE OF Alabama
Jefferson COUNTY }
TOTAL \$ 8.50

Witness

Elizabeth G. Stewart (SEAL)

STATE OF ALA. SHELBY CO.
(SEAL) CERTIFY THIS
INSTRUMENT FILED
1984 DEC -3 AM 10:23
(SEAL)

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Elizabeth G. Stewart

a Notary Public in and for said County,

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, A.D. 19 84



Cheryl A. Lawson
Notary Public
My Commission Expires September 4, 1985