

44
SEND TAX NOTICE TO:

(Name) Timothy W. Simpson

304 North Deborah Drive
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Three Thousand and no/100-----DOLLARS

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

Wayne B. Rasco, a married man; James Welby Rasco, a married man; William T. Rasco, a married man; and Waymon Douglas Rasco, a married man

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

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

Lot 3, First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1985 and subsequent years.

Subject to:

- BOOK 020 PAGE 402
1. Restrictive covenants and conditions recorded in Misc. Book 12, Page 309
 2. Transmission line permits to Alabama Power Company recorded in Deed Book 143, Page 368, and Deed Book 226, Page 703.
 3. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 295, Page 662, and Deed Book 307, Page 752, in Probate Office.
 4. 40-foot building set back line from Deborah Drive.
 5. 10-foot utility easement over the Westerly side and 7.5-foot utility easement over the Southerly side of said lot.

ALL OF THE GRANTORS HEREIN ARE MARRIED MEN AND THIS PROPERTY CONSTITUTES NO PART OF THEIR HOMESTEADS OR THE HOMESTEADS OF THEIR SPOUSES.

\$ 42,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 8th day of March, 1985.

Deed TAX 1.00
Rec 2.50
Ind 2.00
6.50

Wayne B. Rasco

Wayne B. Rasco

STATE OF ALA. SHELBY CO.

INSTRUMENT WAS FILED

William T. Rasco

William T. Rasco

1985 MAR 11 AM 8:27

James Welby Rasco

James Welby Rasco

JUDGE OF PROBATE

Waymon Douglas Rasco

Waymon Douglas Rasco

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wayne B. Rasco; James Welby Rasco; William T. Rasco; and Waymon Douglas Rasco 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 8th day of March

March

A. D., 19 85

Janet F. Paison

Notary Public.