

Send Tax Notice To:

PAULA R. SCHROEDER

1702 Anchor Circle

Alabaster, Alabama 35007

THIS INSTRUMENT PREPARED BY:

NAME: WILLIAM J. WYNN, Attorney at Law

2027 Second Avenue North

ADDRESS: Birmingham, Alabama 35203

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS,

to the undersigned grantor, BRANTLEY HOMES, INC.,
in hand paid by PAULA R. SCHROEDER,

a corporation,

the receipt of which is hereby acknowledged, the said BRANTLEY HOMES, INC.

does by these presents, grant, bargain, sell and convey unto the said

PAULA R. SCHROEDER,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 44, according to the survey of Portsmouth, Third Sector, as recorded in
Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1985.
2. 10-foot easement over the South side of said lot as shown on recorded map of said subdivision.
3. Restrictions as recorded in Misc. Book 29, Page 557, in the Probate Office.

(Continued on Reverse)

\$58,900.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, To the said

PAULA R. SCHROEDER, her

heirs and assigns forever.

does for itself, its successors

And said BRANTLEY HOMES, INC.,
and assigns, covenant with said PAULA R. SCHROEDER, her

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

PAULA R. SCHROEDER, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

BRANTLEY HOMES, INC.,

by its

President, Bill Brantley

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 15th day of May, 19 85.

ATTEST:

BRANTLEY HOMES, INC.

By Bill Brantley
Its President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned,
said State, hereby certify that BILL BRANTLEY,
whose name as President of BRANTLEY HOMES, INC.
a corporation, 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 15th day of May

Thelma J. [Signature]
Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

4. Agreement with Alabama Power Company as recorded in Misc. Book 29, Page 400, in the Probate Office.
5. Easements as to underground electrical distribution as recorded in Misc. Book 29, Page 406, in the Probate Office.
6. Transmission line permit to Alabama Power Company as recorded in Deed Book 318, Page 11, in the Probate Office.
7. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 259, Page 171, in the Probate Office.
8. 35-foot building set back line from Anchor Circle as shown on recorded map of said subdivision.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAY 20 AM 9:20

Thomas A. Lawrence
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>8.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>14.00</u>

Office of the Judge of Probate:

STATE OF ALABAMA
COUNTY OF _____

WARRANTY DEED

BILL WYNN, ATTORNEY
TEL. (205) 322-4410
2027 - 2ND AVE., NO.
BIRMINGHAM, AL 35203

Recording Fee \$ _____
Deed Tax \$ _____

This Form Furnished By
ALABAMA TITLE CO., INC.
615 North 21st Street
Birmingham, Alabama

BOOK 027 PAGE 659