

This instrument prepared by

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This Form furnished by:

(Name) COURTNEY H. MASON, JR.
(Address) 2032 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND FIVE HUNDRED AND NO/100TH (\$45,500.00)----- DOLLARS,

to the undersigned grantor, KING AND FOWLER REAL ESTATE INCORPORATED a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

J. HELEN CARMICHAEL

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA

Lot 5, according to the Map and Survey of Kingwood Townhomes, Phase One as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Grantees' Address: 1517 King James Drive, Alabaster, Alabama 35007

RECORDING FEES

Mortgage Tax	\$
Deed Tax	45.50
Mineral Tax	
Recording Fee	2.50
Index Fee	1.00
TOTAL	\$ 49.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL -2 AM 10:37

Judge of Probate

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its SECRETARY-TREASURER authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 26th day of June, 19 85

ATTEST:

KING AND FOWLER REAL ESTATE INCORPORATED

Secretary

By

JAMES L. KING,
SECRETARY-TREASURER

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED

a Notary Public in and for said County, in said State,

hereby certify that JAMES L. KING, WHOSE NAME AS SECRETARY-TREASURER

of KING AND FOWLER REAL ESTATE INCORPORATED, 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.

Given under my hand and official seal, this the 26TH day of JUNE, 19 85