

507705

Send tax notice to:
Leslie Loren Junge
1147 Cahaba River Estates
Bessemer, AL 35020

68

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

REAL 569 PAGE 667

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty thousand and no/100 (\$ 20,000.00)

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. Junge, a single woman

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

Leslie Loren Junge

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

See legal description on attached exhibit "A".

Subject to taxes for 1985.

Subject to easements to Alabama Power Company recorded in Vol. 1954, page 266, Probate Office of Shelby County, Alabama.

LIBER 036 PAGE 235

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, I have hereunto set my hands(s) and seal(s), this 16th day of July, 1985.

_____(Seal) Elizabeth G. Junge (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Elizabeth G. Junge, a single woman whose name 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 16th day of July, A. D., 1985.

Larry L. Halcomb Notary Public
My Commission Expires 1/23/86

EXHIBIT "A"

Lots 7 and 8 and all that part of Lot 14 lying north of Crest Road and northwest of a fence along the south side of Cinder Road, also known as McKelvey's Drive, leading northeasterly from Crest Road to the Wallace C. Hopkins dwelling; according to Survey of Cahaba River Estates recorded in Map Book 17, page 64 Birmingham Division and in Map Book 3, page 32 Bessemer Division, Probate Office of Jefferson County and in Map Book 3, page 11 in Probate Office of Shelby County. There is EXCEPTED the following parcel: Begin at an iron stake, the NW corner of Lot 9 in Survey of Cahaba River Estates; thence easterly 17 1/2 feet, more or less, along north boundary of Lot 9 to a point where said boundary line intersects a fence, which point is the point of beginning; thence continuing east along said boundary line 80 1/2 feet to the east edge of a stone well curb; thence north along said east edge of said well curb 10 inches to its northeast corner; thence westerly along north edge of well curb and following curve of fence 80' 10", more or less, to point of beginning.
Mineral and mining rights excepted

LIBER 036 PAGE 236

STATE OF ALA. JEFFERSON CO.
BESSEMER DIV. I CERTIFY
THIS INSTRUMENT FILED ON
JUL 25 10 57 AM '85
REAL 569 PAGE 667
Recorded & ☒ All the S. S.
Deed tax has been paid on this instrument.
O. H. Lawrence
Judge of Probate

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

1985 AUG -1 AM 11: 50

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>20.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>26.00</u>

ORIGINAL