

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Ron Braswell Construction Co.

NAME: James R. Moncus, Jr., Attorney
329 Brown Marx Tower
ADDRESS: Birmingham, Al 35203

3611 B Mt Hood Lane
B'ham Al 35216

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven thousand five hundred and no/100 (\$7,500.00) Dollars

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

Sara Nell Coulter, a widow

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

Ron Braswell Construction Company

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

Lot 2-A, according to a Resurvey of Lots 2, 5, 15, 16, 17, 27, 31 and 32,
Indian Hills First Sector as recorded in Map Book 5, Page 104 in the Probate
Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

1985
1036
PAGE 628

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

1985 AUG -5 PM 1:23

Thomas R. Moncus, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>7.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>11.00</u>

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 31st day of July, 1985.

_____(Seal)
_____(Seal)
_____(Seal)

Sara Nell Coulter (Seal)
SARA NELL COULTER

_____(Seal)
_____(Seal)

STATE OF ~~ALABAMA~~ FLORIDA
Bay COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara Nell Coulter, a widow 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A. D., 1985.