

2176

SEND TAX NOTICE TO
Connie S. Bennich
4826 Riverwood Place
Birmingham, AL 35243

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Nine Thousand Five Hundred and 00/100-----Dollars

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

Janet H. Bull, an unmarried woman

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

Connie S. Bennich

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

Lot D, Block 3, according to the Survey of Riverwood, First Sector as recorded in Map Book 8, page 49, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interests in the common area as defined in the declarations recorded in Vol. 39, page 880.

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights and rights of way of record.

\$66,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOX 044 PAGE 120

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

1985 OCT -8 PM 1:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	<u> </u>
Deed Tax		<u>3.50</u>
Mineral Tax		<u> </u>
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.00</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 5th day of October, 19 85.

.....(Seal)
.....(Seal)
.....(Seal)

Janet H. Bull (Seal)
Janet H. Bull (Seal)
.....(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet H. Bull, an unmarried 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 5th day of October, A. D., 19 85

[Signature]
Notary Public