

SEND TAX NOTICE TO:

(Name) Edward Allen Mehaffey(Address) 2001 King Charles Court

Alabaster, AL 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form TICOR 5200 1-84

WARRANTY DEED. ~~DEED RECORDED IN THE DEEDS BOOK OF THE COUNTY OF ALABAMA~~ TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Two Thousand Nine Hundred & No/100----- DOLLARS
(72,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Ronald W. Burleson and wife, Aimee N. Burleson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Edward Allen Mehaffey, a single man

(herein referred to as GRANTEEES) ~~the property described in the Deed~~ the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 87, according to the survey of KINGWOOD, Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Subject to building set back lines, easements, restrictions, permits, and agreements or record.

398
052
BOOK
 Sales price of this property is exactly \$72,900.00 of which \$55,707.61 was assumed as part of the consideration herein, and, as part of the consideration herein, the grantees agree to abide by the terms and conditions of that certain mortgage in favor of Engel Mortgage Company, Inc. and further agree to assume and pay the unpaid balance of that certain mortgage described hereinabove as recorded in Real Volume 394, Page 40, in the Office of the Probate Judge of Shelby County, Alabama, and subsequently transferred and assigned to Sovran Mortgage Corporation, by instrument recorded in Miscellaneous Book 17, Page 281, in the Office of the Probate Judge of Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said GRANTEEES ~~the property described in the Deed~~ the heirs and assigns of the parties to this instrument that whereas the grantor or grantors hereinabove are the owners of the property hereinabove described, the grantor or grantors do hereby convey the same to the grantee or grantees hereinabove the other, the entire interest in fee simple shall pass to the grantee or grantees hereinabove described, the heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

day of Sept, 19 85

WITNESS: STATE OF ALA, SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Deed Tax 17.50

Rec 3.50

1.00 1985 DEC 10 PM 12:40 (Seal)

Paid 21.00

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority

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

hereby certify that Ronald W. Burleson and wife, Aimee N. Burleson whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

5th

day of

Sept

A. D. 19 85W. T. Mills, III
P. O. Box 7688-
Ham, AL 35423

My Commission Expires April 11, 1989

Notary Public