

SEND TAX NOTICE:
Newman M. Evans
1816 Tradewinds Circle
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

WARRANTY DEED-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand Six Hundred Fifty and no/100 DOLLARS
And the assumption of the mortgage herein:

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

Bill Stoner and wife, Debbie Stoner

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

Newman M. Evans

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

Lot 88, according to the Map and Survey of Portsmouth, Third Sector, as recorded in Map Book 7, page 110, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Mortgage America, Inc. as recorded in Mtg Book 397, page 204 and assigned to Jacksonville National Bank in Misc Book 34, page 188 in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 (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, WE have hereunto set our hands(s) and seal(s), this 5th day of December, 1985

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

22,50 1985 DEC 11 AM 9:08

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

the undersigned

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

hereby certify that Bill Stoner and wife, Debbie Stoner

whose name s 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 December, A. D., 1985

Notary Public

General Acknowledgment

William H. Halbrooks

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