

30,000.00

This instrument was prepared by

(Name) Bruce L. Gordon, attorney at law
1500 Colonial Bank Building
(Address) Birmingham, Alabama 35203



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Palham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and pursuant to that certain divorce decree referred to hereinbelow

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

JOHN MICHAEL METROCK, an unmarried man, and NOVA L. METROCK, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey ~~and~~ an undivided one-half (1/2) interest to JOHN MICHAEL METROCK, individually, and an undivided one-half (1/2) interest to NOVA L. METROCK, individually, in

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

Lot 4, according to the survey of Navajo Hills, Third Sector, as recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1986, which are not due and payable until October, 1986.
2. A 10 foot utility easement across the East side of subject property, as shown by record plat.
3. A 35 foot building set back line from Arrowhead Trail and Navajo Trail, as shown by record plat.
4. Restrictions in Deed Book 263, page 231, and amended by instrument recorded in Deed Book 268, page 561, in said Probate Office.
5. Mortgage from Michael Metrock and wife, Nova L. Metrock, to Engel Mortgage Company, Inc., recorded in Volume 320, page 473, in Probate Office of Shelby County, Alabama.

(CONTINUED ON REVERSE SIDE)

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15 day of January, 1986

(SEAL)

John M. Metrock

(SEAL)

John Michael Metrock

(SEAL)

Nova L. Metrock formerly

(SEAL)

Nova L. Metrock

(SEAL)

(SEAL)

STATE OF Alabama

SHELBY

COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that

a Notary Public in and for said County.

John M. Metrock

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January, A.D. 1986

Deeda L. Hunt

Notary Public

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NOV 1986

(CONTINUED)

- 6. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 264, page 435.
- 7. Easements, restrictions and rights-of-way of record.

THE REAL ESTATE THE SUBJECT OF THIS WARRANTY DEED IS SUBJECT TO PARAGRAPH 25 OF THAT CERTAIN AGREEMENT MADE PART OF THE FINAL DECREE OF DIVORCE ENTERED IN THE CASE OF METROCK V. METROCK, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, CIVIL ACTION NO. DR85-258, DATED THE 2ND DAY OF JANUARY, 1986.

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

1986 FEB 26 AM 11:51

Thomas G. ...
JUDGE OF PROBATE

1. Deed Tax \$ 30.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 36.00

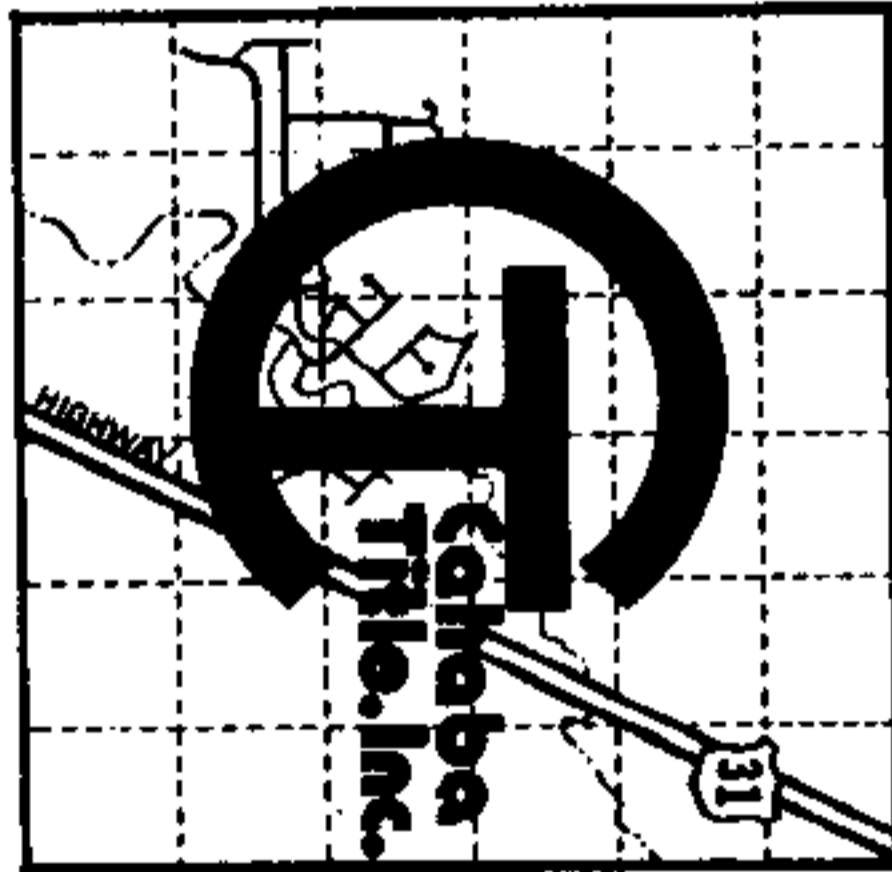
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CIT. REC. 1986

Cahoba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

This form furnished by

Recording Fee \$ _____
Deed Tax \$ _____



STATE OF ALABAMA
COUNTY OF _____

WARRANTY DEED

TO

Return to:

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, _____ a Notary Public in and for said County,
in said State, hereby certify that Nova L. LaCross, formerly Nova L. Metrock

whose name(s) 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 18th day of February A.D. 19 86

Eva D. Mooney
Notary Public