

735
This Deed Prepared by Oak Glen Partnership I, 3113
Renfro Road, Birmingham, 35216.

7096 G

WARRANTY DEED (Without Right of Survivorship)

STATE OF ALABAMA} KNOW ALL MEN BY THESE PRESENTS:
Shelby County}

That in consideration of

\$26,500.00 (Twenty Six Thousand Five Hundred Dollars)

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

OAK GLEN PARTNERSHIP II, An Alabama Partnership,

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

Frank M. Troncale and wife, Leigh P. Troncale

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

\$26,500.00 of the	Lot 36 according to the Survey of Oak Glen,
purchase price	Second Sector, as recorded in Map Book 9, page
recited above was	154 in the Probate Office of Shelby County,
paid from mortgage	Alabama.
loan closed	Subject to easements and restrictions of record.
simultaneously herewith.	

TO HAVE AND TO HOLD unto the said grantee, his, her, or
their heirs and assigns forever.

And I (we) do myself (ourselves) and for my (our)
heirs, executors, and administrators covenant, with the
said GRANTEES, their heirs and assigns, that I am lawfully
seized in fee simple of said premises; that they are free
of 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, the said Grantor, by its managing
partners, Martin Clem and David Jones, who are authorized
to execute this conveyance, has hereto set its signature
and seal this the 2nd day April, 1986.

Send tax notices to:

Frank M. Troncale
4630 Old Looney Mill Road
Birmingham, AL 35243

OAK GLEN PARTNERSHIP II
An Alabama partnership

BY:

Martin Clem

BY:

David Jones

STATE OF ALABAMA
Jefferson County

I, the undersigned, a Notary Public in
and for said County, in said State hereby certify that
Martin Clem and David Jones, whose names as managing
partners of Oak Glen Partnership II, An Alabama
Partnership, 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
in their capacity as such managing partners and with full
authority executed the same voluntarily for and as the act
of said partnership.

Given under my hand and official seal this 2nd day
of April A.D., 1986.

My Commission expires on the 16th day of March A.D.,
1988

Land Title

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAY 12 PM 12:20

Rec'd 2.50
Jud 1.00
3.50