

WARRANTY DEED 256

THE STATE OF ALABAMA,

Jefferson COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-eight Thousand and 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, FRANK R. COLBY and JANET R. COLBY, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Patrick J. West and wife, Margaret M. West (herein referred to as GRANTEE(S), their heirs and assigns, the following described Real Estate, situated in the County of SHELBY and State of Alabama,

3312 Sunny Meadows Court, Birmingham, Alabama 35243, more particularly described as:

LOT 3, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, 2ND SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, restrictions and rights of way of record.

\$78,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 074 PAGE 845

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

1986 JUN -4 AM 10:39

Thomas G. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 20.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 23.50

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand and seal S this 26th day of April 19 86.

WITNESS:

Patrick J. West

Frank R. Colby (L. S.)
FRANK R. COLBY

(L. S.)

Janet R. Colby (L. S.)
JANET R. COLBY

(L. S.)

THE STATE OF ALABAMA,

Jefferson COUNTY.

I, Twila Roseann Flock, a Notary Public in and for said State, hereby certify that FRANK R. COLBY and JANET R. COLBY, husband and wife

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 26th day of April 19 86.

Twila Roseann Flock
215-NO.

MY COMMISSION EXPIRES DECEMBER 12, 1992

Notary Public.

FOR RECORDING ONLY