



JEFFERSON TITLE CORPORATION
 P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) MARK TIPPINS, Atty at Law
 4 Office Park Cir. #107
 (Address) Birmingham, Ala. 35223 (205) 870-3962

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four thousand five hundred (\$4,500.00) and no/100's dollars and a mortgage given to Central Bank of the South to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

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

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

Lot 43, according to the Survey and map of Deer Springs Estates-3rd addition as recorded in Map Book 6, Page 5 of the Judge of Probate's Office in Shelby County, Alabama.

Less any and all mineral and mining rights.

Less any and all easements, restrictions, and covenants of record or any other restrictions shown on recorded plats in the same county.

BOOK 075 PAGE 837

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 23rd day of May, 19 86.

- 1. Deed Tax \$ 4.50
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 8.00

STATE OF ALA. SHELBY CO. (SEAL)
 I CERTIFY THIS INSTRUMENT WAS FILED
 1986 JUN 11 AM 8:40 (SEAL)
Thomas W. Swannick, Jr.
 JUDGE OF PROBATE (SEAL)

Ruth P. Martin Northcutt (SEAL)

STATE OF Alabama
Jefferson COUNTY }

I, **Mark E. Tippins**
 in said State, hereby certify that

General Acknowledgment
 a Notary Public in and for said County,

whose name(s) Mark E. Tippins signed to the foregoing conveyance, and who being informed of the contents of the conveyance, known to me, acknowledged before me on this day, that, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May

Mark E. Tippins
 Notary Public

