

This instrument prepared by:

Gary S. Olshan, Attorney /& Q
1211 28th Street South
Birmingham, Al 35205

Send Tax Notice To:

NEWSOUTH REALTY, INC.
1215 28TH STREET SOUTH
BIRMINGHAM, AL 35205

WARRANTY DEED (without survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY SIX THOUSAND FOUR HUNDRED SIXTY NINE AND 50/100 DOLLARS (\$26,469.50) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HERMAN E. QUINN AND VICKIE B. QUINN, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

NEWSOUTH REALTY, INC. (herein referred to as grantee, whether one or more), the following described real estate, situated in JEFFERSON County, Alabama, to wit:

SEE ATTACHED LEGAL

SIXTEEN THOUSAND FOUR HUNDRED SIXTY NINE AND 50/100 DOLLARS (\$16,469.50) ABOVE CONSIDERATION IS ASSUMPTION OF THE FIRST MORTGAGE FROM HERMAN E. QUINN AND VICKIE B. QUINN TO IRON AND STEEL CREDIT UNION IN REAL VOLUME 36, PAGE 76.

SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00) OF THE ABOVE CONSIDERATION WAS PAID BY A PURCHASE MONEY MORTGAGE.

PERSONAL PROPERTY ALSO CONVEYED WILL BE THE CHANDELIER AND STOVE AT THE PROPERTY LOCATED AT ROUTE 1 BOX 570.

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 GRANTEE(S), 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 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 26TH day of September, 1986.

Hereman E. Quinn (Seal)
HERMAN E. QUINN

Vickie B. Quinn (Seal)
VICKIE B. QUINN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HERMAN E. QUINN AND VICKIE B. QUINN, HUSBAND AND WIFE Who being in his capacity and with full authority is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26TH day of September, 1986.

Notary Public

MY COMMISSION EXPIRES AUGUST 24, 1989



**COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company**

File No. OC86-19452

Policy No.

LEGAL DESCRIPTION

Commencing at the NW corner of Section 14, Township 19, Range 2 East, and run thence South along said Section line a distance of 300 feet; run thence left at an angle of 90 degrees for a distance of 1126 feet to the point of beginning of the lot herein described and conveyed, said point of beginning being the SW corner of the intersection of two public roadways in the Town of Vincent, Alabama; run thence to the left at an angle of 178 degrees 30 minutes for a distance of 109 feet; run thence to the left at an angle of 90 degrees for a distance of 105 feet; run thence left at an angle of 90 degrees for a distance of 109 feet; run thence to the left at an angle of 90 degrees a distance of 105 feet to the point of beginning. Situated in the Town of Vincent, Alabama.

GR 519
BOOK 093 PAGE 519

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 OCT -2 PM 12:21

JUDGE OF PROBATE

1. Deed Tax	<u>\$20.50</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>26.50</u>