

1172

McKnight & Wirtes
Third Floor - Mazer Building
2018 Morris Avenue
Birmingham, Alabama 35203
(205) 322-1432

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Fifty Two Thousand Five Hundred and no/100 Dollars (\$52,500.00) to the undersigned Grantor, James D. Hutton, Jack L. Shewmake, James J. Bryant and Donald E. Kirby (hereinafter referred to as the "Grantor"), in hand paid by David F. Anderson and Kathie F. Anderson, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged;

the said Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Mountain Crest Estates, as recorded in Map Book 10, Page 48, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to 1987 ad valorem taxes due October 1, 1987; and all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Volume 42, Page 246 in the Office of the Judge of Probate of Shelby County, Alabama, and subject to the recorded subdivision restrictions as filed in Volume 96, Page 789, in the Office of the Judge of Probate of Shelby County, Alabama.

The property being conveyed hereby is not now nor has it ever been the homestead property of the Grantor.

TO HAVE AND TO HOLD to said Grantee, David F. Anderson and Kathie F. Anderson, their successors and assigns forever.

And the Grantor does, for itself, and its heirs, legal representatives, successors and assigns, covenant with the

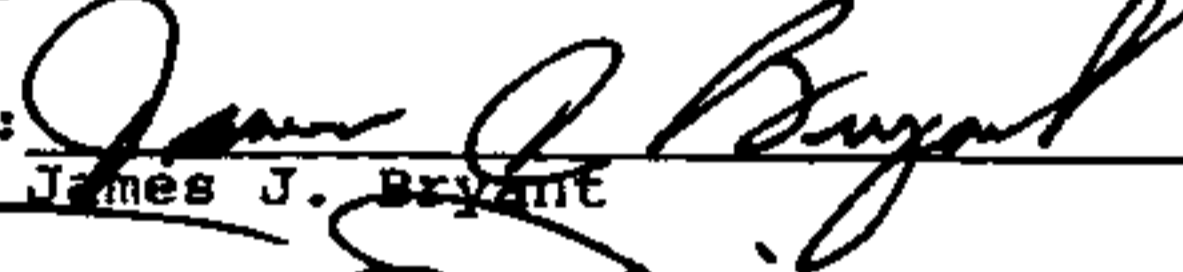
100 PAGE 688

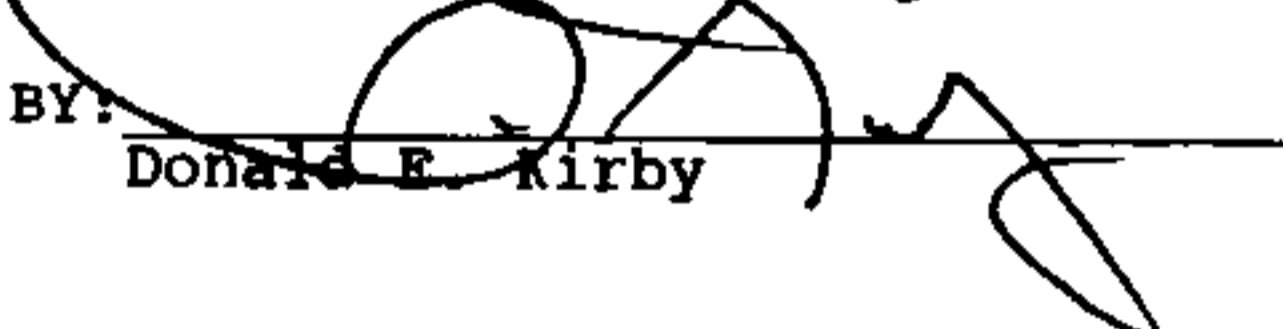
said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantor has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend same to the said Grantee, David F. Anderson and Kathie F. Anderson, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, James D. Hutton, Jack L. Shewmake, James J. Bryant and Donald E. Kirby, caused this conveyance to be executed this the 5th day of November, 1986.

BY: 
James D. Hutton

BY: 
Jack L. Shewmake

BY: 
James J. Bryant

BY: 
Donald E. Kirby

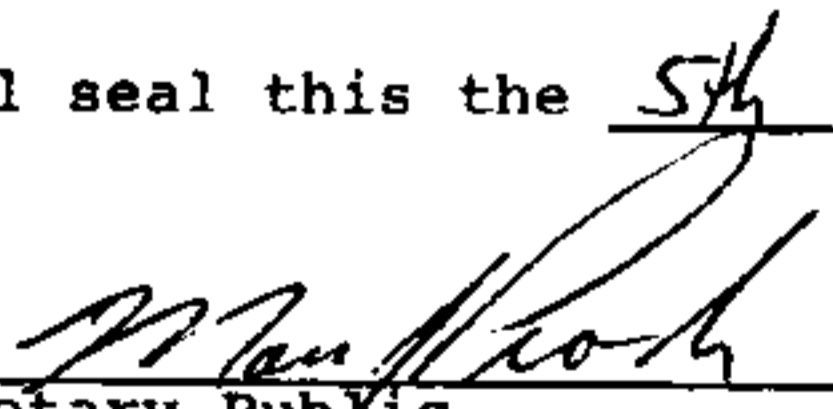
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STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James D. Hutton is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.


Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County,

in said State, hereby certify that Jack L. Shewmake is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.

Ma. P. [Signature]
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James J. Bryant is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.

Ma. P. [Signature]
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Donald E. Kirby is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.

Ma. P. [Signature]
Notary Public

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STATE OF ALA. CHELBY CO.
1986 NOV 18 AM 8:41

1. Deed Tax \$ 52.50
2. Mig. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 3.00
TOTAL 63.00