

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
ADDRESS: Birmingham, Alabama 35203

Herbert H. Steiner
1047 Caribbean Circle
Alabaster, AL 35007

WARRANTY DEED (Without Survivorship)

¹⁴⁴³
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ***Eighteen Thousand, Six Hundred Dollars and no/100ths***

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

WILLIAM A. BAILEY and wife, CYNTHIA L. BAILEY

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

Herbert H. Steiner and Karin Steiner

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

Lot 6, in Block 1, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the current year.
2. Building set back line and easements as shown by record plat.
3. Restrictions, conditions and limitations in Misc. Volume 14, Page 23.
4. Easements as to underground cables in Misc. Volume 14, Page 475.
5. Agreements with Alabama Power Company in Misc. Volume 14, Page 769.
6. Easements to Alabama Power Company in Deed Book 299, Page 120.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage from William A. Bailey and wife, Cynthia L. Bailey to National Homes Acceptance Corporation in Mortgage Book 378, page 644, and refiled in Mortgage Book 385, page 143, and assigned to Federal National Mortgage Association in Misc. Volume 26, page 549, Shelby County, Alabama

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 17 day of November, 1986.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 NOV 20 AM 9 50

NOTARY PUBLIC

William A. Bailey
WILLIAM A. BAILEY (Seal)

Cynthia L. Bailey
CYNTHIA L. BAILEY (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM A. BAILEY and wife, CYNTHIA L. BAILEY 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 17th day of November, A. D., 1986.

FM #ATC-2

Affix Notarial Seal

J. Michael Jones

Michael Jones
Notary Public.