

This instrument was prepared by

681

This Form Furnished by

(Name) **DOUGLAS ROGERS**
ATTORNEY AT LAW
(Address) **1920 MAYFAIR DRIVE**
BIRMINGHAM, AL 35209



Jefferson Land Title Services Co., Inc.
315 21ST NORTH • P. O. BOX 18481 • PHONE (205) 328-8828
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

Grantee Address: **1014 Coral Circle**
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand Nine Hundred Fifty and no/100----DOLLARS to the undersigned grantor, Guaranty Federal Savings and Loan Association a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto Michael Ray Edwards

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

Lot 15, Block 7, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1987.

\$65,549.00 of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

BOOK 103 PAGE 788

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 DEC -5 PM 2:26
Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 2.00
4. Indexing Fee 1.00
TOTAL 4.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it 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 the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Senior Vice-President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 20 day of November, 19 86

ATTEST:

GUARANTY FEDERAL SAVINGS AND LOAN ASSOCIATION

Secretary

By

Eugene A. Byrd
Senior Vice-President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Eugene A. Byrd

Association

whose name is Sr. Vice President of Guaranty Federal Savings & Loan, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20 day of November, 19 86