

SEND TAX NOTICE TO:

✓ Bryan A. Chace
2516 Shades Crest Road
Birmingham, Alabama 35216

832

This instrument was prepared by:

Walter L. Mims
#2 Office Park Circle
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Dorothy Simonton Chace, life tenant, and Dorothy Chace Jackson and Beverly Ann Chace, remainder beneficiaries under the Will of Forrest A. Chace, Deceased, (herein referred to as Grantors), grant, bargain, sell and convey unto Bryan A. Chace (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided 1/2 interest in mineral rights only of N-1/2 of SW-1/4, SE-1/4 of SW-1/4 SE of River, SW-1/4 of NW-1/4 SW of River, all in Section 20, Township 19, Range 2 West; W-1/2 of NE1/4, Section 20, Township 19, Range 2 West, Shelby County, Alabama.

Subject to easements, rights-of-way and restrictions, if any, of record, and ad valorem taxes for the current year due and payable October 1, 1986.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and

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seals, this 30th day of June, 1986.

Dorothy Simonton Chace (Seal)
Dorothy Simonton Chace

Dorothy Chace Jackson (Seal)
Dorothy Chace Jackson

Beverly Ann Chace (Seal)
Beverly Ann Chace

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Simonton Chace, Dorothy Chace Jackson and Beverly Ann Chace, whose names 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 30th day of June, A.D., 1986.

Paul Martin
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 DEC -9 AM 10:20

Thomas C. Lawrence
JUDGE OF THE COURT

1. Deed Tax	\$ 1.50
2. Mtg. Tax	
3. Recording Fee	13.50
4. Indexing Fee	2.00
TOTAL	21.00