

THIS INSTRUMENT PREPARED BY:

NAME: Harold H. Goings, Attorney
2100-16th Avenue South
 ADDRESS: Birmingham, AL 35205

Send Tax Notice To:

Elsie G. Powell
3012 Briarcliff Road
Birmingham, AL 35223

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-two Thousand Sixty-five and no/100 Dollars (\$52,065.00)

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

Charles W. Mobley, a married man

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

Elsie G. Powell

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

The E 1/2 of SW 1/4 of Section 28, Township 20
 South, Range 2 East, Shelby County, Alabama.
 Situated in Shelby County, Alabama.

Subject to:

1. Current taxes
2. Existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

All of the purchase price recited herein was paid by a purchase money mortgage closed simultaneously herewith.

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>3.50</u>

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

IN WITNESS WHEREOF, I I have hereunto set my hands(s) and seal(s), this 24th day of December, 1986

STATE OF ALABAMA
 I CERTIFY THAT
 THIS INSTRUMENT WAS FILED

1987 JAN -6 PM 2:52

JUDGE OF PROBATE

Charles W. Mobley (Seal)
 Charles W. Mobley

General Acknowledgment

STATE OF ALABAMA

COUNTY

I, the undersigned
 hereby certify that Charles W. Mobley, a married man
 whose name 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 executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 24th day of December, A. D., 1986