

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) **DOUGLAS L. KEY, ATTORNEY AT LAW**
(Address) **2100 11th Avenue North**
Birmingham, AL 35234

Send Tax Notice to:
(Name) **Pamela K. Johnson**
(Address) **1318 Whirlaway Circle**
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Eighty Four Thousand and no/100 (\$84,000.00) Dollars**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Don Gordon DeCoudres and wife, Susan V. DeCoudres

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

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

Lot 96, according to the survey of Dearing Downs, First Addition, as recorded in Map Book 6, page 141, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1987, a lien, but not due and payable until October 1, 1987.
2. Building setback line of 35 feet reserved from Whirlaway Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including an easement of 10 feet on the East side of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 18, page 598, in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 155, page 107, in Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 55, page 454, in Probate Office.
7. Mineral and mining rights are excepted.

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

And ~~he~~(we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~he~~ (we) have a good right to sell and convey the same as aforesaid; that ~~he~~ (we) will, and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of May, 19 87.

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

1987 JUL -2 PM 6:47

JUDGE OF PROBATE

1. Deed Tax 8400
2. Mtg Tax (Seal)
3. Recording Fee 250
4. Indexing Fee (Seal) 100
TOTAL 8750

Don Gordon DeCoudres (Seal)
DON GORDON DECOUDRES
Susan V. DeCoudres (Seal)
SUSAN V. DECOUDRES (Seal)

STATE OF ALABAMA
JEFFERSON County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that **Don Gordon DeCoudres and wife, Susan V. DeCoudres**

whose name(s) are signed to the foregoing conveyance, and who are is 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 27th day of May, 19 87

Clairne L. Hughes
Notary Public