

525
SEND TAX NOTICE TO:

(Name) Angeline Grooms Proctor

(Address) 2624 Tahiti Terrace
Alabaster, AL 35007

This instrument was prepared by

(Name) John N. Randolph Sirote, Permutt, et al.

(Address) 2222 Arlington Avenue South Birmingham, AL 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Four Thousand Nine Hundred and No/100 (\$74,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Yvonne M. Brakefield and husband, Ian W. Knowles

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

Angeline Grooms Proctor

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

Lot 27, in Block 5, according to the survey of Southwind, Fourth Sector,
as recorded in Map Book 7 page 97 in the Office of the Judge of Probate
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein agree and assume to pay.
2. Building setback line of 35 feet reserved from Tahiti Terrace as shown by plat.
3. Public utility easements as shown by recorded plat, including a 5 foot easement on the Northwest and Northeast sides.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 27 page 978 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 316 page 359 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 28 page 647 and covenants pertaining thereto recorded in Misc. Book 28 page 646 in Probate Office.

1. Deed Tax \$ 75.00
2. Mtg. Tax 2.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 78.50

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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 25th day of June 1987.

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

1987 JUL -9 AM 11:14 (Seal)

JUDGE OF PROBATE

X Yvonne M. Brakefield (Seal)
Yvonne M. Brakefield (Seal)
Ian W. Knowles (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvonne M. Brakefield and husband Ian W. Knowles 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 25th day of June

A. D., 1987
Notary Public.