

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

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P.O. Box 91
Montevallo AL 35115

Send Tax Notice to:
(Name) Michael Melton
(Address) 3490 Kildare Drive
Birmingham AL 35226

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand and 00/100 (\$19,000.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, I Joseph Sellers, a married man and the survivor of Sybil I. Sellers, who deceased on or about the 26 day of February, 1985,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Michael Melton

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

Lot 7, in Block 7, according to Joseph Squire Survey of Helena, as recorded in Map Book 3 page 121 in the Probate Office of Shelby County, Alabama, described as follows:

Commencing at a point North 100 feet from the Southwest corner of Block 7; thence Easterly 226 4/10 feet to a point on the West edge of Branch Alley; thence along the West edge of Branch Alley 52 feet; thence Westerly 210 8/10 feet to a point of the East edge of Third Street; thence South along East edge of Third Street 50 feet to the point of commencement; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: Grantors source of title arises out of a survivorship deed to Joseph E. Sellers and wife, Sybil I. Sellers, dated January 19, 1965, and recorded in Book 238, Page 557, Office of the Probate Judge, Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 40 page 153 in Probate Office.

Public utility easements and right-of-ways servicing said property.

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 said grantee, his, her or 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 stated 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 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 10th day of July, 1987

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

1987 JUL 30 AM 9:22
(Seal)

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Joseph E. Sellers

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of July 1987

M. A. Spears

Joseph E. Sellers (Seal)
Joseph E. Sellers (Seal)

1. Deed Tax \$ 19.00 (Seal)
2. Mtg Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 22.50

a Notary Public in and for said County.

BOOK 143 PAGE 93