



american title insurance company

BIRMINGHAM, ALABAMA

515

This instrument was prepared by (Name) CLAIBORNE P SEIER (Address) 2100 Southbridge Parkway, Bham, AL WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of ONE DOLLAR AND NO/100-----

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

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

E & B BUILDERS, INC.

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

Lot 62, according to the survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR

BOOK 144 PAGE 608

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1987 AUG -7 AM 8:45 JUDGE OF PROBATE

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, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 31 day of JULY, 1987

(Seal) Erskine Baker (Seal) ERSKINE BAKER (Seal) (Seal) (Seal)

STATE OF ALABAMA JEFFERSON COUNTY THE UNDERSIGNED

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that ERSKINE BAKER, A MARRIED MAN whose name HE 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 31 day of JULY, A. D., 1987

Return to: AMERICAN TITLE

Carl C. Mayes Notary Public