

991

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) N. Wray Allen

(Address) 2100 First Avenue North, Birmingham, AL 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty eight thousand nine hundred and 00/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, N. Wray & Anne S. Allen, husband and wife; Herbert M. and Emily V. Boyd, husband and wife; and D. Evan & Evelyn S. Veal, husband and wife

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

Pete E. Anderson

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

Lot 1¹, according to the survey of Chase Park Estates as recorded in Map Book 11, Page 39 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due in the year 1987.
2. Building setback line of 40 feet reserved from Street as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 145 page 137 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 Page 407 in Probate Office.
5. 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 111 Page 625 in Probate Office.
6. Public utility easements as shown by recorded plat, including an easement of 10 feet on the East side of lot.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 SEP 14 AM 8:39

1. Deed Tax \$ 59.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 5.00
TOTAL 66.50

TO HAVE AND TO HOLD 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, we have hereunto set our hands(s) and seal(s), this 18th day of August, 1987.

Rebecca Gibbs (Seal)
Rebecca Gibbs (Seal)
Rebecca Gibbs (Seal)
Rebecca Gibbs (Seal)
Rebecca Gibbs (Seal)

Emily V. Boyd (Seal)
Herbert M. Boyd (Seal)
Evelyn S. Veal (Seal)
D. Evan Veal (Seal)
N. Wray Allen (Seal)
Anne S. Allen (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Merry M. Ash, a Notary Public in and for said County, in said State, hereby certify that N. Wray & Anne S. Allen, husband and wife; Herbert M. & Emily V. Boyd, husband & wife; and D. Evan & Evelyn S. Veal, husband and wife whose names 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 18th day of August, A. D., 1987.