

Altus Bank
A Federal Savings Bank
Riverchase Branch
P. O. Box 36577
Birmingham, AL 35236

Send Tax Notice To:

NAME: DOUGLAS ROGERS
ATTORNEY AT LAW
ADDRESS: 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209

1309

WARRANTY DEED (Without Survivorship)

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Five Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Larry J. DePiano, a married person

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

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

Lot 41, according to the Amended Map of Riverchase Country Club, as recorded in Map Book 7, page 114, in the Probate Office of Shelby County Alabama.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1987.

The grantor hereby certifies that the above described property does not constitute the homestead, as defined by Alabama Code Section 6-10-2, of said grantor.

BOOK 151 PAGE 311

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 SEP 18 PM 1:21

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 35.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 38.50

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, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 8th day of September, 1987.

(Seal)
(Seal)
(Seal)

(Seal)
LARRY J. DEPIANO
(Seal)
(Seal)

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry J. DePiano whose name is 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 8th day of September, A. D., 1987.

J. Douglas Rogers
Notary Public.