

This instrument was prepared by

(Name) Bruce L. Gordon
Gordon, Silberman, Wiggins & Childs
(Address) 1500 Colonial Bank Building
Birmingham, Alabama 35203



This Form furnished 500, 00
Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation
Safeco

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee hereon, the receipt whereof is acknowledged, I
~~XXXXX~~ John M. Metrock

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey ~~XXXXX~~ an undivided one-half (1/2) interest unto
Nova Leatrice LaCross

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

Shelby
Lot 4, according to the survey of Navajo Hills, Third Sector, as recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to the following:

1. Taxes for the year 1987, which are not due and payable until October, 1986.
2. A 10 foot utility easement across the East side of subject property, as shown by record plat.
3. A 35 foot building set back line from Arrowhead Trail and Javajo Trail, as shown by record plat.
4. Restrictions in Deed Book 263, page 231, and amended by instrument recorded in Deed Book 268, page 561, in said Probate Office.
5. Mortgage from John M. Metrock and wife, Nova L. Metrock, to Engel Mortgage Company, Inc., recorded in Volume 320, page 473, in Probate Office of Shelby County, Alabama, which the Grantee assumes and agrees to pay.
6. Purchase Money Second Mortgage from Nova Leatrice LaCross to John M. Metrock in the amount of \$27,315.75 executed simultaneously herewith.
7. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 264, page 435.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (continued on reverse side)

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 except as 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 24th day of September, 19 87.

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(SEAL) John M. Metrock (SEAL)
John M. Metrock (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF ALABAMA
Jefferson COUNTY
I, Rosemary A. G. Moore
in said State, hereby certify that John M. Metrock

General Acknowledgment
a Notary Public in and for said County,

whose name(s) 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 24th day of September, A.D. 1987
Rosemary A. G. Moore
Notary Public

8. Easements, restrictions and rights-of-way of record.

THE REAL ESTATE THE SUBJECT OF THIS WARRANTY DEED IS SUBJECT TO PARAGRAPH 25 OF THAT CERTAIN AGREEMENT MADE PART OF THE FINAL DECREE OF DIVORCE ENTERED IN THE CASE OF METROCK V. METROCK, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, CIVIL ACTION NO. DR85-258, DATED THE 2ND DAY OF JANUARY, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN -4 AM 11:32

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>50</u>
2. Mfg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

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