

Send Tax Notice To:
 Denis A. Lauzon
 126 Cedar Cove Drive
 Pelham, AL 35124

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
 2100 16th Avenue, South
 Birmingham, Alabama 35205

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$125,400.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, JACK L. BACCUS, a married man, (herein referred to as Grantor) do grant, bargain, sell and convey unto DENIS A. LAUZON (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, Block 1, according to the Survey of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

\$119,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal, this 8th day of March, 1988.


 Jack L. Baccus

"Corley, Monahan,

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JACK L. BACCUS, a married man, 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 date the same bears date.

Given under my hand and official seal, this the 8th day of March, 1988.

Frank Byrnes
Notary Public

My Commission Expires: 11-20-88

lauzon

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

88 MAR 10 AM 9:21

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 6.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	12.50