

Tax Notice TO: Lora J. Nance

2 Dublin Dr. Helena, AL 350

This instrument was prepared by 1274

This Form Furnished by

(Name) W. L. Longshore, Jr.

(Address) 1900 City Federal Building
Birmingham, Alabama 35203



Jefferson Land Title Services Co., Inc.
316 1ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8820
BIRMINGHAM, ALABAMA 35201

AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON

That in consideration of Seventy One Thousand Six Hundred Three and 12/100---(\$71,603.12)-DOLLARS,

to the undersigned grantor, JACKIE WILLIAMS COMPANY, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

LARA J. NANCE, an unmarried woman

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama to-wit:

Lot 19, according to the survey of Braelinn Village, Phase I, as recorded in Map Book 11 page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1988 and subsequent years.
2. Building setback line of 15 feet reserved from Dublin Drive and Braelinn Parkway as shown by plat.
3. Public utility easements as shown by recorded plat, including a 5 foot easement on the North and South sides and a 10 foot easement on the Rear.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 166 page 77 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Real 166 page 64 and Real 167 page 419 in said Probate Office.
6. Mineral and mining rights.

\$68,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

this the 15th day of March, 1988

ATTEST:

President, who is
STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAR 17 AM 10:03

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

hereby certify that

Jackie Williams

Secretary
1. Deed Tax \$ 400
2. Mig. Tax) _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 750

JACKIE WILLIAMS COMPANY, INC.

By

Jackie Williams, Jr.
JUDGE OF PROBATE
President

a Notary Public in and for said County, in said State,

whose name as President of JACKIE WILLIAMS COMPANY, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of March, 1988

City Federal

Karen O. Suits