

504

SEND TAX NOTICE TO:

(Name) David Hugh Lancaster
2917 Riverwood Terrace
(Address) Birmingham, AL 35243
#10-2-03-0-001-057.50

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue, South
(Address) Birmingham, Alabama 35205

Form TICOR 5100 1-84
WARRANTY DEED— TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Four Thousand Nine Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Donald Chandler, Jr. and wife, Grace F. Chandler

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

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

Lot D, in Block 20, according to the Resurvey of Lots A, B, C, D, E and F, Block 20, Amended Map of Riverwood, Fourth Sector, as recorded in Map Book 9, Page 39, in the Probate Office of Shelby County, Alabama, together with an undivided one-half of 1/106 interest in the common area set forth in Declaration recorded in Misc. Book 39, Page 880, in said Probate Office.

Subject to:
Advalorem taxes for the year 1988 which are a lien, but not due and payable until October 1, 1988.
Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$ 61,600.00 of the consideration was paid from the proceeds of a mortgage loan.

BOOK 178 PAGE 917

88 APR -7 PM 12: 00

1. Bond Tax \$ 350
2. Mig. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 700

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, we have hereunto set our hands(s) and seal(s), this 31st day of March, 19 88.

(Seal) James Donald Chandler, Jr. (Seal)
(Seal) _____ (Seal)
(Seal) Grace F. Chandler (Seal)
Grace F. Chandler

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that James Donald Chandler, Jr. and Grace F. Chandler 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 31st day of March, A. D., 19 88.

Carley

[Signature]
Notary Public.