

THIS INSTRUMENT WAS PREPARED BY:
Douglas Corretti
CORRETTI & NEWSOM
1804 7th Avenue North
Birmingham, Alabama 35203
(205) 251-1164

639
WARRANTY DEED

Send Tax Notice To:
James Stamps
2725 Altadena Lake Drive
Birmingham, Al. 35243

THE STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FOUR THOUSAND THREE HUNDRED THIRTY THREE and 33/100 (\$4,333.33) DOLLARS, to the undersigned grantor, ROBIN TRAUGH LAZORIK, a married woman, (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES STAMPS (hereinafter referred to as "GRANTEE") the following described real estate, located and situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of King's Meadow Subdivision, First Sector, as recorded in Map Book 9, page 167, and amended in Map Book 10, page 12, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1988.
2. Right of way granted to Alabama Power Company by instruments recorded in Deed Volume 225, page 224; Real Volume 55, page 454; and Real Volume 99, page 520, in said Probate Office.
3. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Deed Volume 285, page 253, in said Probate Office.
4. Easement To Colonial Pipeline in Deed Volume 220, page 505, in said Probate Office.
5. Easements, restrictions, reservations and rights of way of record.
6. 35 foot building line from King James Drive, as shown by recorded map.

SAID REAL PROPERTY IS NOT NOW AND HAS NEVER BEEN THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSES.

TO HAVE AND TO HOLD Unto the said GRANTEE his heirs, successors, personal representatives and assigns, forever;

And said GRANTOR does for herself, her heirs, successors, personal representatives and assigns, covenant with said GRANTEE, his heirs, successors, personal representatives and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise

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noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, personal representatives and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR, has hereunto set her hands and seals this the ____ day of April, 1988.

WITNESS:

Maria A. Tarascio

Robin Traugh Lazarik
ROBIN TRAUGH LAZARIK

THE STATE OF CONNECTICUT)

Hartford COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robin Traugh Lazarik, a married woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 29th day of April, 1988.

Sheila Huss
Notary Public

SHEILA HUSS
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1991

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

88 MAY -9 PM 1:12

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>10.50</u>