

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Maurice Rogers, Attorney
712 18th Street
ADDRESS: Birmingham, Alabama 35218

432 Michael B. Burgin
22 Nevinshire Place, B'ham, Al. 35382

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Five Thousand and 00/100 (\$145,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, XK or we,

George W. Shaw, Sr. and wife Shirley S. Shaw

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

Michael B. Burgin and Phyllis D. Shaw

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

Lot 6, according to the survey of Nevinshire Village, as recorded in Map Book 11 page 29 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions, reservations, easements, and covenants of record.

The preparer of this instrument has given no advice as to the title of this property.

BOOK 193 PAGE 214

1. Deed Tax	\$ <u>145.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>148.50</u>

145.00
3.50
148.50

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

And K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XKH~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever.

22

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this June day of 19 88

STATE OF ALABAMA }
I CERTIFY THIS }
INSTRUMENT WAS FILED } (Seal)

88 JUL -8 AM 9:18 (Seal)

Notary Public (Seal)
JUDGE OF PROBATE

George W. Shaw Sr. (Seal)
George W. Shaw, Sr.

Shirley S. Shaw (Seal)
Shirley S. Shaw

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George W. Shaw, Sr. and wife Shirley S. Shaw whose name S. 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 we executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, A. D., 19 88

Maurice Rogers, Attorney

Michael B. Burgin

Maurice B. Cagle

Public. MC