

11761

144#

This deed was previously recorded at Book 183, page 805 and is being refiled to correct a defective acknowledgement.

STATE OF ALABAMA)
:)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Geraldine E. Chase, a single woman, (the "Grantor"), for and in consideration of the sum of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00) received from James C. White and Carol N. White, husband and wife, (the "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell and convey to the Grantee, as joint tenants with right of survivorship, the parcel of land located in Shelby County, Alabama and described in Exhibit A hereto, together with all structures and other improvements located on the parcel of land hereby conveyed, all fixtures installed in such buildings, structures and other improvements, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto (herein called the "Land").

\$170,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the Land, together with all easements, licenses, privileges and appurtenances belonging or in any way appertaining thereto, unto the Grantee, their heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this 9th day of May, 1988.

Geraldine E. Chase
(Geraldine E. Chase)

BOOK 205 PAGE 440

STATE OF ALABAMA)
:)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Geraldine E. Chase, a single woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this _____ day of May, 1988.

[NOTARIAL SEAL]

Lusie B. Collier
Notary Public

My Commission Expires: ~~MY~~ COMMISSION EXPIRES MAY 8, 1988

This instrument prepared by:

James N. Brown, III
Haskell Slaughter & Young
800 First National-Southern
Natural Building
Birmingham, Alabama 35203
(205) 251-1000

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Geraldine E. Chase, a single woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this 9 day of May, 1988.

(NOTARIAL SEAL)

James N. Brown III
Notary Public

My Commission Expires: 4/17/91

HASKELL SLAUGHTER & YOUNG
PROFESSIONAL ASSOCIATION
800 FIRST NATIONAL - SOUTHERN NATURAL BUILDING
BIRMINGHAM, ALABAMA 35203

EXHIBIT A

The East One-Half of Northwest Quarter of Southeast Quarter; and all of the Southwest Quarter of the Southeast Quarter, except 10 acres in the Northwest corner thereof. All being situated in Section 3, Township 22, Range 3 West, Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the year 1988, which said taxes are not due and payable until October 1, 1988.
2. Easement as recorded in Deed Book 348, Page 284.
3. Less and Except any portion of subject property lying within a right of way of a public road.
4. Right of way and easement as set forth in Deed Book 281, Page 85.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or property as a result of the exercise of such rights.

BOOK 205 PAGE 441

INITIALED FOR IDENTIFICATION PURPOSES:

Heroldine E. Chase

BOOK 183 PAGE 806

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

88 MAY 10 PM 1:32

Thomas A. Swain, Jr.
JUDGE OF PROBATE

1. Deed Tax	_____
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	<u>6.00</u>

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

88 SEP 21 AM 9:13

Thomas A. Swain, Jr.
JUDGE OF PROBATE

1. Deed Tax	<i>Re-Rec</i>
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	<u>6.00</u>