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THIS INSTRUMENT PREPARED BY:
Hugh B. Harris, Jr.
Najjar, Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:

John R. Durant, as Trustee of Estate
of Marlene H. Durant
5361 Meadow Brook Road
Birmingham, AL 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Nine Thousand Dollars (\$39,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Leonard Storie, (herein referred to as "grantor" whether one or more), grant, bargain, sell and convey unto John R. Durant as Trustee of the Family Trust Under the Will of Marlene H. Durant (herein referred to as "grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Mountain Ridge Estates, First Sector, as recorded in Map Book 7, Page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to the following:

1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989. Parcel ID: 58-10-6-14-0-001-002.021.
2. Building setback line of 50 feet reserved from Meadow Brook Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including a 5 foot easement on the Easterly side, and a 7.5 foot easement on the Southerly, Southwesterly and Westerly sides.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28 page 232 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 316 page 470 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 28 page 277 and covenants pertaining thereto recorded in Misc. Book 28 page 272 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 5 page 353 in Probate Office.
8. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

The Grantor hereby certifies by the execution of this Deed that the property herein conveyed does not constitute his homestead nor the homestead of his spouse.

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TO HAVE AND TO HOLD to the grantee, and the heirs and assigns of the grantee forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the grantee, and the grantee's heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7 day of November 1988.

_____(Seal) Leonard Storie (Seal)
Leonard Storie

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STATE OF ALABAMA)
J. H. ...)
COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard Storie, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of November 1988.

Charles W. ...
Notary Public

MY COMMISSION EXPIRES JAN. 14, 1992

STATE OF ALA. SHEET ...
I CERTIFY THIS INSTRUMENT WAS FILED

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Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 39.06
2. Mig. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 45.00