

SEND TAX NOTICE TO:

(Name) James Lee Dickey

(Address) _____

1413

This instrument was prepared by

(Name) Frank Dominick
2121 Highland Avenue

(Address) Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-44

(J)

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and No/100-----DOLLARS
and the assumption of the balance due under mortgage hereinafter set out.

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

Martin L. Muzer and wife, Sarah D. Muzer

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

JAMES LEE DICKEY

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

Lot 48, according to the survey of Eagle Wood Estates, First Sector,
as recorded in map book 7 page 45 in the Probate Office of Shelby County,
Alabama.

SUBJECT to easements and building line as shown on recorded map; Res-
trictions recorded in Misc. Book 24 page 847 and Misc. Book 36 page
26 in said Probate Office; and Right of way to Alabama Power Company
as recorded in Deed Book 312 page 157 in said Probate Office.

As a part of the consideration for this conveyance, the grantee as-
sumes and agrees to pay the balance of the indebtedness secured by
mortgage of James Richard Renninger and Patricia Anne Renninger to
Johnson & Associates Mortgage Co., recorded in Mortgage Book 392 page
331; transferred and assigned to Federal National Mortgage Associa-
tion by instrument recorded in Misc. Book 31 page 111, said transfer
being corrected by instrument recorded in Misc. Book 31 page 619 in
said Probate Office.

BOOK 214 PAGE 768

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; and except current ad valorem taxes which grantee assumes; 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 18th
day of November, 1988

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
88 NOV 22 AM 10:17
JAMES A. SHAW, JR.
JUDGE OF PROBATE

Legal Tax \$ 5.00
Reg. Tax _____
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 8.50

Martin L. Muzer (Seal)
Martin L. Muzer
Sarah D. Muzer (Seal)
Sarah D. Muzer
_____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Frank Dominick, a Notary Public in and for said County, in said State,
hereby certify that Martin L. Muzer and wife, Sarah D. Muzer
whose name is 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 18th day of November, A. D., 1988

Box 1387
Frank Am...