

265

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) ATTORNEY AT LAW
SUITE OLD MONTGOMERY HIGHWAY

WARRANTY DEED- HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Therese Richard Coffman

2116 Bailey Brook Drive
Hoover, Alabama 35244
address

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of... Ninety eight thousand five hundred & No/100 (98,500.00)

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

Dale W. Barr & wife, Katherine N. Barr

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

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

Lot 37, according to the Survey of Riverchase West, Dividing Ridge as recorded in Map Book 6, page 108 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, agreement with Alabama Power Company, rights-of-way and easements of record.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -4 AM 10:34

Judge of Probate

1. Deed Tax \$ 15.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 18.50

220 PAGE 720

\$83,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 seised in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 29th day of December, 1988.

(Seal)

(Seal)

(Seal)

Dale W. Barr

Katherine N. Barr

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Dale W. Barr & wife, Katherine N. Barr 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, A. D., 1988.

Larry L. Halcomb

Notary Public

My Commission Expires January 1990