

This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Dawn B. Lucas
(Address) 376 Meadow Road
Montevallo, Alabama 35115

923

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of Forty-Five Thousand, Five Hundred Forty-Six and 66/100, (\$45,546.66) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Estate of Lydia B. White, deceased, by and through Terrell Doyle Bridges, Sr., its Administrator and Terrell Doyle Bridges, Sr., Individually, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dawn B. Lucas, an unmarried woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 18, in Block 3, to Arden Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3 page 64 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Mortgage from Lydia B. White to Colonial Mortgage Company dated December 30, 1982, in the original amount of \$38,950.00, and recorded in Mortgage Book 426, page 67 in the Shelby County Probate Office; which Mortgage has a current outstanding principal balance of \$37,696.66, which is specifically assumed by the Grantee herein.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 198 page 496 in Probate Office.

Transmission Line Permit to Southern Bell Telephone & Telegraph Co. and Alabama Power Company as shown by instrument recorded in Deed Book 165 page 480 in Probate Office.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 139 page 269 and Map Book 3 page 64 in Probate Office.

Easement to City to Montevallo for sanitary sewer line as shown by instrument recorded in Deed Book 219 page 507 in Probate Office.

Mineral and mining rights are not insured.

The real estate herein conveyed does not constitute, in whole or in part, the homestead of the individual Grantor named above, nor does it constitute any part of the homestead of the individual Grantor's spouse.

Terrell Doyle Bridges, Sr., executes this conveyance in his capacity as the Administrator of the Estate of Lydia B. White, deceased; and he further executes same in his individual capacity, he being the only surviving lawful heir of Lydia B. White, who died on or about April 28, 1988.

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 said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heir, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

BOOK 234 PAGE 982

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 15th day of April, 1989.

Terrell Doyle Bridges, Sr. Administrator
Estate of Lydia B. White, deceased
By: Terrell Doyle Bridges, Sr.
Its: Administrator

STATE OF ALABAMA)
SHELBY COUNTY) Acknowledgment

I, the undersigned authority, in and for said County in said State, hereby certify that Terrell Doyle Bridges, Sr., whose name as Administrator of the Estate of Lydia B. White, deceased, 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, in his capacity as such Administrator, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 1989.

9/89
My Commission Expires:

Dr. A. Spears
Notary Public

Terrell Doyle Bridges, Sr.
Terrell Doyle Bridges, Sr.

STATE OF ALABAMA)
SHELBY COUNTY) General Acknowledgment

I, the undersigned authority, in and for said County in said State, hereby certify that Terrell Doyle Bridges, Sr., 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 15th day of April, 1989.

9/89
My Commission Expires:

Dr. A. Spears
Notary Public

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

89 APR 19 PM 2:24

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ 8.50
2. Mfg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	15.50