

This form furnished by:

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This instrument was prepared by: **748**
(Name) ✓ Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Beatriz Estrada
(Address) 1756-B Woodbrook Tr.
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and 00/100, (\$7,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Whatley & Allen, an Alabama General Partnership

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

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

Lot 14, Canterbury Estates, as recorded in Map Book 12, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Cambridge Circle as shown by recorded plat.

Public Utility Easements as shown by recorded plat, including a 5 foot easement on the Southwesterly, Southeasterly and Northwesterly sides.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 141, page 325 and Deed Book 165 page 539 in Probate Office.

Purchase money first mortgage to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, executed on even date herewith by the Grantees herein, in the sum of \$42,000.00.

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EGOK

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) heirs, 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th
day of June, 19 89

(Seal)

(Seal)

(Seal)

Jack Whatley (Seal)
Whatley and Allen, an Alabama General Partnership (Seal)
By: Jack Whatley
Its: General Partner (Seal)

STATE OF ALABAMA

County

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this day of 19

My Commission Expires:

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY) Acknowledgment

I, the undersigned authority, in and for said County in said State, hereby, certify that Jack Whatley, whose name as General Partner of Whatley and Allen, an Alabama General Partnership, 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 General Partner, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of June, 1989.

9/89
My Commission Expires:

R. A. Spears
Notary Public

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NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUN 12 AM 10:29

J. Thomas C. Cunningham, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 7.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	14.00