

\$4895.

783

SEND TAX NOTICE TO:

(Name) Nancy Kuhnel

(Address) P.O. Box 948

Alabaster, Alabama 35007

This instrument was prepared by

(Name) Stephen R. Arnold, Attorney at Law

(Address) 803 City Federal Building, Birmingham, AL 35203

Form 1-1-27 Rev. 1-54

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of  \$10.00 & other good & valuable consideration

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

Eric B. Kuhnel and Nancy C. Kuhnel, formerly man and wife,

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

Nancy C. Kuhnel, 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 17, according to Navajo Hills 3rd Sector as shown by map recorded in Map Book 5, page 56, in the Probate Office of Shelby County, Alabama, the same being situated in the Southeast Quarter of Southeast Quarter of Section 27, Township 20 South, Range 3 West.

Subject to restrictions, covenants and conditions filed in Deed Book 263, page 231 and amended in Deed Book 268, page 561, in Shelby County Probate Office;

Subject to 35 foot building setback line as shown by recorded plat;

Subject to transmission line permit to Alabama Power Company in Deed Book 243, page 501, in Shelby County Probate Office;

Subject to utility easement over northwest and northeast sides of subject property as shown by recorded plat;

Subject to easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed book 264, page 435, and Deed Book 250, page 725, in Shelby County Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

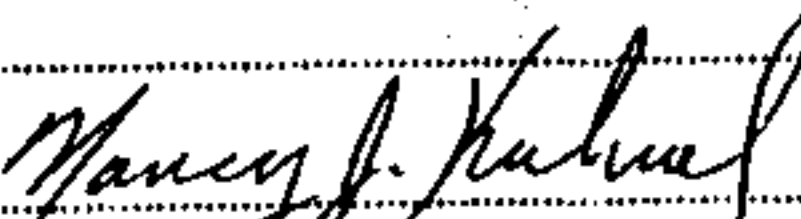
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 17th day of July, 1989.

(Seal)


ERIC B. KUHNEL (Seal)

(Seal)


NANCY C. KUHNEL (Seal)

(Seal)

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY J. KUHNEL 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 1989.

BOOK 246 PAGE 762

STATE OF TEXAS }
HARRIS COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Eric B. Kuhnel
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 7TH day of JULY A. D., 1989

William F. Hodgden

Notary Public.



I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 19 AM 8:06

William F. Hodgden
JUDGE OF PROBATE

1. Deed Tax \$ 5.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 13.00

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RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$