

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Summer B. Spaulding
(Address) 1204 Ash Cove
Alabaster, Alabama 35007

328

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred two thousand two hundred and NO/100ths (\$102,200.00)

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

Cecil Riggins and Harold Connell, d/b/a C & R Construction Company
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Summer B. Spaulding, a single individual.

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

Lot 23, according to the Survey of Autumn Ridge, as recorded in Map Book 12
pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$91,900.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

1. Deed Tax -----	\$ <u>10.50</u>
2. Mtg. Tax -----	\$ <u>2.50</u>
3. Recording Fee -----	\$ <u>3.00</u>
4. Indexing Fee -----	\$ <u>1.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>17.00</u>

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 30th
day of August, 1989.

I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP -6 PM 2:01

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Cecil Riggins and Harold Connell d/b/a C & R Construction Company

whose name(s) are signed to the foregoing conveyance, and who are is 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 30th day of August, 19 89

3/10/91

Notary Public