

SEND TAX NOTICE TO:

(Name) William C. Kelly

(Address) 6715 Winchester Lane
Helena, Alabama 35080

1196

This instrument was prepared by
(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand Five Hundred and no/100-----Dollars

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

Robert L. McPherson, Jr. and wife, Rebecca T. McPherson

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

William C. Kelly

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

Lot 7, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159 A and B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 256 PAGE 646

Subject to current taxes, easements and restrictions of record.

\$ 80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax -----	\$ 28.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 35.00

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 25th day of August, 1989.

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

89 SEP 15 AM 10:43 (Seal)

Thomas A. Swindley, Jr. (Seal)
JUDGE OF PROBATE

Robert L. McPherson, Jr. (Seal)

Rebecca T. McPherson (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Robert L. McPherson, Jr. and wife, Rebecca T. McPherson 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 25th day of August, A. D., 1989

Wm. H. Halbrooks
Notary Public