

This instrument was prepared by

(Name) Milton E. Barker, Jr.
2205 Forestdale Blvd.
(Address) Birmingham, Alabama 35214

3130



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pellham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy One Thousand Dollars (\$71,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles Saunders, a married man, Alan J. Swindall, a married man, and Olin Dabbs, a married man,

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

Jack R. Bissey

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

Lot 5, according to the map and survey of Phase II, Crystal Lake Estates, as recorded in Map Book 13, page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

- Subject to:
1. Taxes for the year 1990 and subsequent years.
 2. Building setback line of 100 feet reserved from Shoreline and a 50 foot from Crystal Lake Drive as shown by plat.
 3. Restrictions, covenants and conditions as set out in instrument recorded in Real 218, page 182 and Map Book 13, page 115, in said Probate Office.
 4. Rights of riparian owners in and to the use of said Crystal Lake.
 5. All other easements, rights of way and reservations of record.

The property herein conveyed does not constitute the homestead of the Grantors nor of their spouses.

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 3rd day of October, 19 89

BOOK 260 PAGE 798

Deed TAX 22.50
Rec 2.50
Jud 14.00
Clt 1.00
30.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 OCT 10 PM 4:20

James H. Swindall, Jr.
JUDGE OF PROBATE

(SEAL)

Charles Saunders
Charles Saunders

(SEAL)

(SEAL)

Alan J. Swindall
Alan J. Swindall

(SEAL)

(SEAL)

Olin Dabbs
Olin Dabbs

(SEAL)

STATE OF Alabama COUNTY Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Saunders, a married man, Alan J. Swindall, a married man, and Olin Dabbs, a married man,

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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, A.D. 19 89

Hinda B. Fowler
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA
MY COMMISSION EXPIRES 12-31-91