

6334m

This instrument was prepared by

(Name) Mary E. Wright

(Address) Birmingham, Alabama



\$27,900 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

352

WARRANTY DEED

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Seven Thousand, nine Hundred and no/100

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

John Caldwell and wife Charlena Caldwell

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

Gardner Brothers Hombuilders Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit: .

Lot 24, according to the survey of Southpointe, Fourth Sector as recorded in Map Book 13, Page 41, in the Probate Office of Shelby County.

This lot is conveyed subject to all easements, restrictions, covenants and rights of ways of record.

Grantee's Address: Route 3, Box 763
Oneonta, Alabama 35121

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 OCT 11 AM 9:33
JUDGE OF PROBATE

BOOK 260 PAGE 852

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 15th day of August, 19 89

NO TAX COLLECTED		
1. Deed Tax	-----	-----
2. Mtg. Tax	-----	-----
3. Recording Fee	-----	\$ 250
4. Indexing Fee	-----	\$ 300
5. No Tax Fee	-----	\$ 100
6. Certified Stamp Fee	-----	\$ 100
Total	-----	\$ 750

John Caldwell (SEAL)
Charlena Caldwell (SEAL)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Mary Emma Wright a Notary Public in and for said County, in said State, hereby certify that John Caldwell and Charlena Caldwell

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

Given under my hand and official seal this 15th day of August, A.D. 19 89

Courtney

Mary Emma Wright
Notary Public