



american title insurance company

BIRMINGHAM, ALABAMA

Linda W. Bramblett
2450 Indian Lake Drive
Birmingham, AL 35244

This instrument was prepared by
(Name) Michael J. Romeo

(Address) 900 City Federal Building Birmingham, AL 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of... Seventy Eight Thousand 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, Bjarne R. Kristensen, unmarried

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

Linda W. Bramblett

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

Lot 5, in Block 5, according to the Survey of Indian Valley, Sixth Section, as recorded in
Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama,
Mineral and mining rights excepted.

- Subject to:
1. Ad valorem taxes due and payable October 1, 1989.
 2. Building set back line as shown by record plat and amended to 35 foot building set back line in Deed Book 295, page 132 and easements as shown by record plat for public utilities.
 3. Restrictions, conditions and limitations in Misc. Book 2, page 298, Misc. Book 2, page 885 and Misc. Book 9, page 143.
 4. Mineral and mining rights and all rights excepted in Deed Book 295, page 132.
 5. Easements in Deed Book 284, page 885.
 6. Permit to Alabama Power Company in Deed Book 104, page 213 and Deed Book 107, page 121.
 7. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.
 9. Unfiled mechanics' and materialmen's liens.

62,400.00 of the purchase price recited above was paid from a mortgage (over)
loan, closed simultaneously with delivery of this deed.

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, I have hereunto set MY hands(s) and seal(s), this 31st
day of August, 1989.

1. Deed Tax -----	\$ 16.00	
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$ 2.50	(Seal)
4. Indexing Fee -----	\$ 3.00	
5. No Tax Fee -----	\$	(Seal)
6. Certified Stamp Fee --	\$ 1.00	
Total -----	\$ 22.50	(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bjarne R. Kristensen, unmarried
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 31st day of August, A. D., 1989.

Notary Public.

Bjarne R. Kristensen (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
89 SEP -8 AM 11:58
General Atty of Probate

BOOK 261 PAGE 111

BOOK 255 PAGE 262

This deed is being recorded to correct an error in the legal description.

BOOK 261 PAGE 112

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS

Recorded
89 OCT 12 AM 9:26

Thomas G. Shoultz, Jr.
JUDGE OF PROBATE

	NO TAX COLLECTED
1. Deed Tax -----	\$
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 500
4. Indexing Fee -----	\$ 300
5. No Tax Fee -----	\$ 100
6. Certified Stamp Fee --	\$ 100
Total -----	\$ 1000

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

M.S. Thomas