

THIS INSTRUMENT PREPARED BY:

PLEASE SEND TAX NOTICE TO:

Oscar W. Adams, III
Attorney at Law
Suite 529 Brown Marx Tower
Birmingham, Alabama 35203

Mr. H. Dean Huber
6593 Quail Run Drive
Helena, Alabama 35080

WARRANTY DEED WITHOUT SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

)
: KNOW ALL MEN BY THESE PRESENTS,
)

THAT IN CONSIDERATION of ONE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$130,000.00), to the undersigned grantors, NORMAN W. WALTON, III, and wife, MARCIA A. WALTON, in hand paid by H. DEAN HUBER, the receipt whereof is acknowledged, we, the said NORMAN W. WALTON, III and wife, MARCIA A. WALTON, do grant, bargain, sell and convey unto the said H. DEAN HUBER the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 23, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

All assessments and taxes for the year 1990 and all subsequent years.

Restrictions, covenants and conditions as recorded in Misc. Book 28, page 859.

Public utility easements granted as shown by recorded plat, including 10 ft. easement on south and east and an irregular easement across the Northeasterly portion up to 38 ft. in one place.

Building setback line of 35 ft. as shown by recorded plat.

Transmission line permit to Ala. Power Co. as recorded in Deed Book 101, page 523.

Ala. Gas Corporation right of way as recorded in Deed Book 206, page 21.

Purchaser is executing simultaneously herewith a purchase money mortgage in favor of AmSouth Mortgage Company, Inc., in the amount of \$97,500.00.

TO HAVE AND TO HOLD, to the said Grantee, his successors and assigns forever.

And we do, for ourselves and for our successors and assigns covenant with the said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 13th day of December, 1989.

WITNESSES:


NORMAN W. WALTON, III


MARCIA A. WALTON

FILE NO. 11334

STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman W. Walton, III and wife Marcia A. Walton, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 1989.

John O. Durr
Notary Public

My Commission Expires 2-16-92

BOOK 272 PAGE 111

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

89 DEC 28 PM 1:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	32.50
2.	\$	5.00
3.	\$	3.00
4.	\$	
5.	\$	1.00
6.	\$	
Total	\$	41.50

STC