

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) N. Wray Allen
(Address) 1900 Crestwood Boulevard
Birmingham, AL 35210

1272
Send Tax Notice to:

(Name) James N. Eason
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty five thousand Dollars and 00/100 (\$45,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, D. Evan Veal and wife Evelyn S. Veal (2/5 interest); Herbert M. Boyd and wife Emily V. Boyd (2/5 interest); N. Wray Allen and wife Anne S. Allen (1/5 interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James N. Eason and Patti Kay Eason

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

Lot 4, according to the survey of Chase Park Estates, as recorded in Map Book 11, Page 39 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 are a lien, but not due and payable until October 1, 1990. 1989 taxes paid under parcel id#11-7-35-0-001-016.004.
2. Building setback line of 40 feet reserved from Chase Brook Circle as shown by plat.
3. 7.5 foot easement on west and 10 foot easement on north as shown by recorded Map.
4. Mineral and mining rights and rights incident thereto recorded in Volume 111, Page 625, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Real 145, Page 137 and Real 145, Page 708, in the Probate Office of Shelby County, Alabama.
6. Right of way for Alabama Power Company as recorded in Volume 143, Page 407 and Real 133, Page 564 in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company as recorded in Real 145, Page 718 in the Probate Office of Shelby County, Alabama.

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 11th day of January 19 90

<u>[Signature]</u> (Seal)	<u>[Signature]</u> (Seal)
<u>[Signature]</u> (Seal)	<u>[Signature]</u> (Seal)
<u>[Signature]</u> (Seal)	<u>[Signature]</u> (Seal)
<u>[Signature]</u> (Seal)	<u>[Signature]</u> (Seal)
<u>[Signature]</u> (Seal)	<u>[Signature]</u> (Seal)
<u>[Signature]</u> (Seal)	<u>[Signature]</u> (Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, Merry M. Ash a Notary Public in and for said County, in said State, hereby certify that D. Evan Veal and wife Evelyn S. Veal

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 11th day of January 19 90

My Commission Expires: 4-21-91 [Signature] Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert M. Boyd and Emily V. Boyd, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 1990.

Henry M. Ash
Notary Public

My commission expires 4-21-91

STATE OF ALABAMA

JEFFERSON COUNTY

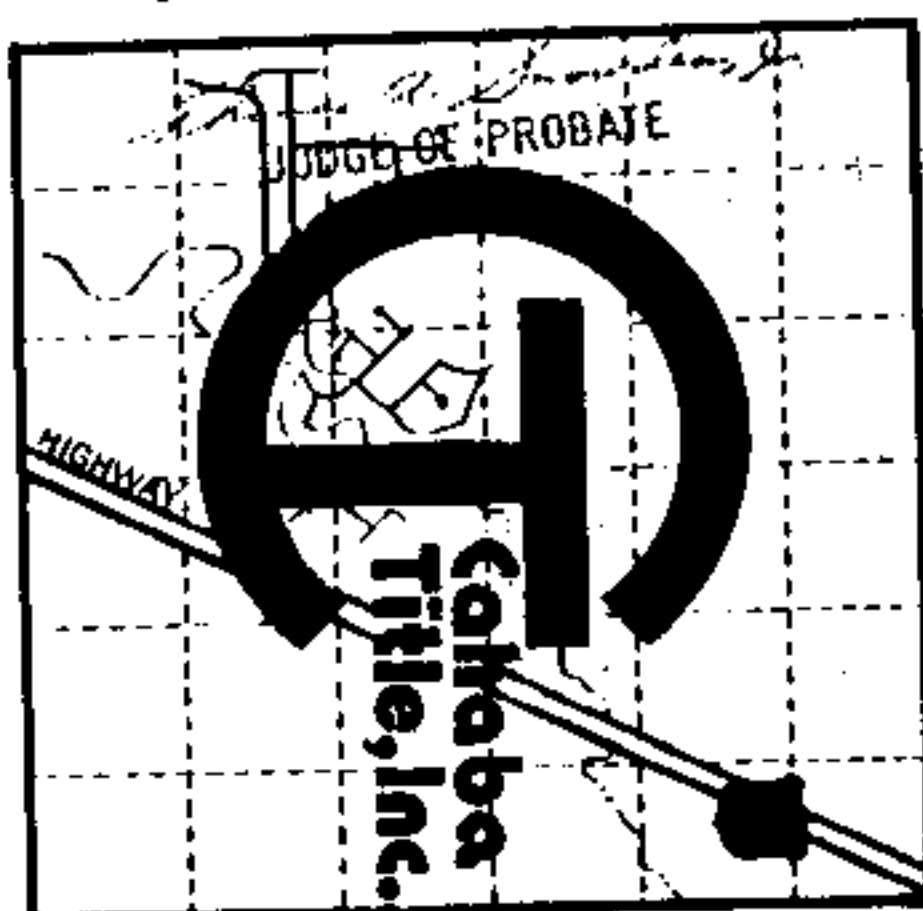
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that N. Wray Allen and Anne S. Allen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 1990.

Henry M. Ash
Notary Public

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

90 JAN 18 AM 10:34



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE
213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
(205) 833-1571

STATE OF ALABAMA
COUNTY OF

WARRANTY DEED

TO

1. Deed Tax	\$45.00
2. Notary Fee	\$5.00
3. Recording Fee	\$7.00
4. Lender Fee	\$1.00
5. Notary Fee	\$1.00
6. Certified Stamp Fee	\$1.00
Total	\$58.00

106 PAGE 274 422 X008

Return to: