

1627  
SEND TAX NOTICE TO:

(Name) David Fowler

(Address) 3333 Valley Park Drive  
Birmingham, AL 35243

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand Three Hundred Thirty and No/100 (\$25,330.00) DOLLARS  
and the assumption of the hereinafter described mortgage

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

JAMES V. TUCKER, an unmarried man and LINDA EICHER TUCKER WUNDERLICH, a married woman

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

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

Shelby

Lot 37, according to the Map and Survey of Navajo Hills, Fourth Sector, as recorded  
in Map Book 5, page 95, in the Office of the Judge of Probate of Shelby County,  
Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable  
until October 1, 1990.

2. 35 foot building line as shown by recorded plat.

3. Pipe line easements to Plantation Pipe Line as recorded in Vol. 112, page 367 and  
Vol. 112, page 368.

4. Pipe line easement to Southern Natural Gas Corporation as recorded in Vol. 90, page  
281.

5. Restrictions as recorded in Misc. Vol. 2, page 549.

6. Right of way to Southern Bell Telephone and Telegraph as recorded in Vol. 279, page  
201.

Grantee herein agrees to assume and pay the balance of that certain mortgage executed  
by Robert E. Patrick and Emma Laura Barron Patrick to Colonial Mortgage Co., Inc.,  
recorded in Book 334, page 605, in the Probate Office of Shelby County, Alabama, and  
subsequently transferred and assigned to Federal National Mortgage Association in Misc.  
Book 6, page 315, in said Probate Office.

Linda Eicher Tucker Wunderlich is one and the same person as Linda Eicher Tucker.  
The property conveyed herein does not constitute the homeplace of the grantor,  
Linda Eicher Tucker Wunderlich or her spouse.

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, WE have hereunto set our hands(s) and seal(s), this 19th  
day of January, 19 90

(Seal)

(Seal)

(Seal)

James V. Tucker  
JAMES V. TUCKER  
Linda Eicher Tucker Wunderlich  
LINDA EICHER TUCKER WUNDERLICH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that JAMES V. TUCKER, an unmarried man  
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 19th day of January, A. D., 1990

Notary Public.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that LINDA EICHER TUCKER WUNDERLICH, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, 1990.

*Paul F. Owen*  
NOTARY PUBLIC

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

90 JAN 23 AM 10:52

*William R. Simmons, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$	25.50
2. Notary Fee	\$	
3.	\$	5.00
4.	\$	3.00
5.	\$	
6. Stamp Fee	\$	1.00
Total	\$	34.50

BOOK 275 PAGE 588

DAVID F. OVSON  
ATTORNEY AT LAW  
728 SHADES CREEK PARKWAY  
SUITE 120  
BIRMINGHAM, ALABAMA 35209

TO

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

form furnished by:  
**TICOR TITLE INSURANCE**  
316 21st Street North, Birmingham, Alabama 35203  
(205) 251-8484

DEED TAX \$  
RECORD FEE \$  
TOTAL \$

345-121