

1781

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
100 Concourse Parkway, Suite 350
(Address) Birmingham, Alabama 35244



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY EIGHT THOUSAND SIX HUNDRED FIFTY ONE AND 23/100ths (\$98,651.23) DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Joe Killingsworth d/b/a Killingsworth Construction

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

David C. Perley, a single individual
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Wildwood Shores, First Sector, as recorded in Map Book 11, page 42 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$50,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees Address: 3172 Paradise Acres, Bessemer, Alabama 35023

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALBAAMA

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 24th day of January, 1990

1. Deed Tax \$ 49.00
2. Notary Fee 2.50
3. Recording Fee 3.00
4. Lender's Fee 1.00
5. Lender's Title Insurance Fee 1.00
6. Grantee's Stamp Fee 1.00
Total \$ 56.50

(SEAL) Joe Killingsworth d/b/a Killingsworth Construction

(SEAL)

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

90 JAN 25 AM 9:08

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned
in said State, hereby certify that Joe Killingsworth d/b/a Killingsworth Construction

General Acknowledgment
JUDGE OF PROBATE a Notary Public in and for said County,

whose name(s) 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 24th day of January, A.D. 1990

My Commission Expires March 10, 1991

Notary Public