

WARRANTY DEED

THE STATE OF ALABAMA,
Jefferson COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Six Thousand and 00/100--- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged ws. James C. Walden and Gwen G. Walden, husband and wife

(herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto Michael J. Borucki and Susan L. Borucki (herein referred to as GRANTEE(S)).

heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 37, ACCORDING TO THE SURVEY OF MEADOW BROOK, SECOND SECTOR, THIRD PHASE, AS RECORDED IN MAP BOOK 9, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$104,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

BOOK 279 PAGE 203

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

90 FEB 16 AM 11:13

JUDGE OF PROBATE

1. Deed Tax	62.00
2. Mtg. Tax	
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	68.00

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do as covenant with the said GRANTEE(S), their heirs and assigns, that they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set OUR hand S and seal S, this 21 day of August

1989
WITNESS:

James C. Walden (L. S.)
Gwen G. Walden (L. S.)
Gwen G. Walden (L. S.)
Gwen G. Walden (L. S.)

THE STATE OF NEW YORK,
NEW YORK COUNTY.

I, Kevin C. Gorman, a Notary Public in and for said State NEW YORK hereby certify that James C. Walden and Gwen G. Walden, husband and wife

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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August

KEVIN C. GORMAN
NOTARY PUBLIC, State of New York
No. 26-4828-154
Qualified in Nassau County
Commission Expires Sept. 30, 1990
Notary Public.

FOR RECORDING ONLY

William Halbrook