

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Valencia B. Wright(Address) 245 Island StreetMontevallo, Alabama 35115**WARRANTY DEED****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Thirty-One Thousand and 00/100 DOLLARS, (\$31,000.00)to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**Bruce McKittrick, a married man**

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

**Valencia B. Wright, an unmarried woman**(herein referred to as grantee, whether one or more), the following described real estate, situated in  
**Shelby County, Alabama, to-wit:**

Begin at the intersection of the Northeast boundary of Block Street with the Southeast boundary of Island Street as shown on map of Walnut Grove Subdivision as recorded in Map Book 4, Page 93, in the Shelby County Probate Office; thence Northeasterly along said Southeast boundary 65.00 feet to the point of beginning; thence continue along same course 93.99 feet; thence right 93 degrees 45 minutes along the right-of-way of School Street in a Southeasterly direction 125.27 feet; thence right 86 degrees 15 minutes in a Southwesterly direction 89.00 feet; thence right 91 degrees 28 minutes in a Northwesterly direction 125.04 feet to the point of beginning.

**SUBJECT TO:**

Purchase Money First Mortgage from Grantee herein to Statesman Mortgage Company, a Georgia Corporation, executed on even date herewith, in the sum of \$32,333.00.

Right of Way to Alabama Power Company as recorded in Deed Book 228, Page 811, Deed Book 208, Page 609 in said Probate Office.

The herein described real estate does not constitute any part of Grantor's homestead, nor that of his spouse, neither is it contiguous thereto.

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

90 FEB 16 AM 7:38

JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	7.00
6. Certified Fee	\$	1.00
<b>Total</b>	\$	<b>13.50</b>

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 14th  
day of February, 19 90

\_\_\_\_\_  
(Seal)

Bruce McKittrick (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA****SHELBY****County****General Acknowledgment**

I, \_\_\_\_\_ the undersigned authority  
in said State, hereby certify that **Bruce McKittrick**

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 14th day of February, 19 90

2/43

Ma A Spears