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This instrument was prepared by  
(Name) ANTHONY D. SNABLE, ATTORNEY  
2700 HIGHWAY 280 SOUTH, STE. 101-W  
(Address) BIRMINGHAM, ALABAMA 35223

Send Tax Notice To: ALAN C. SMITH  
name  
2104 CHESTNUT OAKS DRIVE  
BIRMINGHAM, ALABAMA 35244  
address

**WARRANTY DEED-**

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$207,500.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, **JOSEPH P. MAHAR AND WIFE, CHRISTINE AMMIRATI-MAHAR**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**ALAN C. SMITH**

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

**LOT 2501, ACCORDING TO THE MAP AND SURVEY OF RIVERCHASE COUNTRY CLUB 25TH ADDITION, AS  
RECORDED IN MAP BOOK 11, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.**

<sup>204</sup>  
\$ 155,600.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HERewith.

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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 21ST  
day of FEBRUARY, 1990.

(Seal)

(Seal)

(Seal)

*[Signature]* (Seal)  
**JOSEPH P. MAHAR**  
*[Signature]* (Seal)  
**CHRISTINE AMMIRATI-MAHAR** (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 **CHRISTINE AMMIRATI-MAHAR, WIFE OF JOSEPH P. MAHAR**  
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 21ST day of FEBRUARY, A. D., 1990.

Return to:

Anthony D. Snable, Attorney  
2700 Highway 280 South, Suite 101-W  
Birmingham, Alabama 35223

*[Signature]* Notary Public  
**Anthony D. Snable**  
My commission expires: 10/21/91

State of Connecticut

County of New Haven

On this 16<sup>th</sup> day of February, 1990, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that JOSEPH P. MAHAR, HUSBAND OF CHRISTINE AMMIRATI-MAHAR, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this the 16<sup>th</sup> day of February, 1990.

My Commission Expires: ✓

**THOMAS M. JANDREAU**

~~NOTARY PUBLIC~~

MY COMMISSION EXPIRES MARCH 31, 1991

Notary Public

**(SEAL)**

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

90 MAR -5 PM 2: 12

*Thomas A. Swain, Jr.*  
JUDGE OF PROBATE

JUDGE OF PROBATE

1. Deed Tax	\$	52.00
2. Mtg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
<b>Total</b>	<b>\$</b>	<b>61.00</b>

**RETURN TO:**

**Q**

# WARRANTY DEED

**STATE OF ALABAMA,**

**County.**

## Judge of Probate

**This Form Furnished by**

**LAND TITLE COMPANY OF ALABAMA**

**600 20TH STREET NORTH**

**BIRMINGHAM, ALABAMA 35203-2693**

**(205) 251-2871**

**RECORD FEE \$**