

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.**

**\$ 155,600.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HEREWITH.**

281 PAGE 198
BOOK

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 GRANTEE(S), 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 GRANTEE(S), 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**, 19... 90..**

(Seal)

(Seal)

(Seal)

JOSEPH P. MAHAR

Christine Ammirati Maher

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., 19. 90....**

Return to:

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

FEBRUARY

A. D., 19. 90....

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

State of Connecticut
County of New Haven

On this 16th 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 16th day of February, 1990.

Lucia M. Jandreau

My Commission Expires:

NOTARY 2011-9

MY COMMISSION EXPIRES MARCH 31, 1991

Lucia M. Jandreau

Notary Public

(SEAL)

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

90 MAR -5 PM 2:12

Judge of Probate
JUDGE OF PROBATE

1. Deed Tax	\$ 52.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 61.00

WARRANTY DEED

STATE OF ALABAMA,
County.

TO

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 \$

RETURN TO: