

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

506

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND & NO/100— (\$30,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Charles M. Tyndal and wife, Elveree Cook Tyndal (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Frank Joseph Seifert, Jr., a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

BOOK 281 PAGE 618

Unit 504, in the Kingsridge on Highland Condominium, a Condominium, located in Jefferson County, Alabama, as established by Declaration of Condominium as recorded in Real Book 1872, Page 555, and By-Laws thereto as recorded in Real Volume 1872, Page 575, in the Office of the Judge of Probate of Jefferson County, Alabama, together with an undivided 1.645% interests in the common elements of Kingsridge on Highland Condominium as set out in said Declaration of Condominium, said unit being more particularly described in the floor plan and architectural drawing of Kingsridge on Highland Condominium as recorded in Map Book 123, Page 3, in the Probate Office of Jefferson County, Alabama, together with the easement for parking space No. 3 assigned by Amendment to Declaration of Condominium as recorded in Real Volume 1966, Page 307, in said Probate Office.

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

\$24,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2625 Highland Avenue #504, Birmingham, Alabama 35205

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, we have hereunto set our hands and seals, this 6th day of March, 1990.

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

90 MAR -8 AM 11:12

Judge of Probate

Charles M. Tyndal (SEAL)
Charles M. Tyndal
Elveree Cook Tyndal (SEAL)
Elveree Cook Tyndal

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Tyndal and wife, Elveree Cook Tyndal whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March A.D., 1990

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|------------------|----------|
| 1. Notary Tax | \$ 6.00 |
| 2. Mtg. Tax | \$ |
| 3. Recording Fee | \$ 2.50 |
| 4. Indexing Fee | \$ 3.00 |
| 5. Notary Fee | \$ |
| 6. Certified Fee | \$ 1.00 |
| Total | \$ 12.50 |

My Commission Expires March 10 1991

Notary Public