

1245-
STATUTORY WARRANTY DEED
(Without Survivorship)

This Instrument Prepared By:

Jane C. Little
2839 Culver Road
Birmingham, Alabama 35223

STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice To:

Mr. Browne G. Linder, Jr.
P. O. Box 1133
Columbiana, AL 35051

TITLE NOT CHECKED
BY PREPARER

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration to the undersigned grantors, BROWNE G. LINDER, an unmarried man, and SHERRILL P. LINDER, an unmarried woman, in hand paid by SHERRILL P. LINDER, the receipt whereof is acknowledged, we, the said BROWNE G. LINDER and SHERRILL P. LINDER, do grant, bargain, sell and convey unto the said SHERRILL P. LINDER the following described real estate, situated in Shelby County, Alabama, to wit:

"The N. 1/2 of the N.E. 1/4 of the N.W. 1/4 of Section 23, Township 21 South, Range 1 West. This property is conveyed subject to ad valorem taxes, existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record, and that certain mortgage of even date executed by the parties hereto."

Subject also to any and all easements, restrictions, reservations and rights of way of record.

Subject to current state, county and city taxes.

This conveyance is subject to that certain mortgage loan executed by grantors, BROWNE G. LINDER and SHERRILL P. LINDER, to B. Douglas Hill and Barbara G. Hill, in the approximate original amount of \$7,000.00 as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Real Volume 420, Page 439. This conveyance is also subject to those certain mortgage loans executed by grantors, BROWNE G. LINDER and SHERRILL P. LINDER, to SouthTrust Bank of Alabama N.A. in the amount of \$66,959.00 as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Real Volume 102, Page 176 and to First Alabama Bank, Birmingham, Alabama, in the amount of \$100,000 as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Real Volume 248, Page 156. The grantor, BROWNE G. LINDER, hereby assumes and agrees to pay the balance of any and all mortgages hereinabove described, and any and all other mortgages, liens, or encumbrances of any nature whatsoever, and he shall indemnify and hold harmless SHERRILL P. LINDER from any and all claims or liability arising thereon.

It is the intention herein for the grantor, BROWNE G. LINDER, to convey all of his right, title and interest in the

BOOK 282 PAGE 974
Magenta Farms, Inc.
Rt 2 Box 1957
Pell City, AL 36131

above-described property, together with all improvements thereon, including specifically any and all survivorship interest he may possess or have previously possessed.

This property is conveyed in accordance with the terms and conditions of the Final Judgment of Divorce, Paragraph 12, Real Estate, rendered in Civil Action No. DR 90 661 WCZ on March 5, 1990, in the Circuit Court of Jefferson County, Alabama, Equity Division.

TO HAVE AND TO HOLD, to the said Grantee and her assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of March 1990.

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 20 PM 2:11

Browne G. Linder
BROWNE G. LINDER
an unmarried man
Sherrill P. Linder
SHERRILL P. LINDER
an unmarried woman

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BROWNE G. LINDER, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 1990.

Sandra C. Bayl
NOTARY PUBLIC
My commission expires: 9-9-92

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that SHERRILL P. LINDER, an unmarried woman, 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 19th day of March, 1990.

Sandra C. Bayl
NOTARY PUBLIC
My commission expires: 9-9-92

1. Deed Tax	\$ 22.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 31.50