

1102

\$4.50
4.00
5.00

\$13.50

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

SEND TAX NOTICE TO:
Valerie C. Ard
314A Columbiana Rd.
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty One Thousand and No/100-- Dollars (\$21,000.00) to the undersigned Grantor, CHURACRE, an Alabama General Partnership, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LARRY T. ARD AND VALERIE C. ARD AND ANNETTE G. CATERINICCHIA (herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 & 2, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the year 1990, which are a line but not due and payable until October 1, 1990.
2. 50 Foot building line as shown on recorded map.
3. 20 foot drainage easement on the Southeast side as shown on record map. (Lot 1).
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 126, Page 52, and Deed Book 226, Page 547, in the Probate Office of Shelby County, Alabama.
4. Right of way of Alabama Power Company, dated 8-15-89.
5. Mineral and mining rights and rights incident thereto and setforth in Deed Book 19, Page 204, in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever;

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

\$16,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, by its General Partner, Greg A. Church, has hereunto set its signature and seal, this 30th day of March, 1990.

CHURACRE,
an Alabama General Partnership

BY: [Signature]
Greg A. Church

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg A. Church whose name as General Partner of CHURACRE, an Alabama General Partnership, 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 as such general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 30th day of March, 1990.

[Signature]
Notary Public
My Commission Expires: 05-27-91

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

90 APR -5 AM 9:43

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 450
2. Mtg. Tax	\$
3. Recording Fee	\$ 500
4. Indexing Fee	\$ 200
5. No Tax Fee	\$
6. Certified Fee	\$ 100
Total	\$ 1450