

549

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Jordan Olshan
name
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven thousand & No/100 (11,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Albert Keller, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jordan Olshan

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

Lot 9, according to the Survey of Parkside as recorded in Map Book 7, page 136 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions as shown by recorded Map.

Subject to 35' building line as shown by recorded Map.

Subject to 15' easement north and 10' easement east as shown by recorded Map.

Subject to restrictions as recorded in Misc. 30, page 144 in the Probate Office of Shelby County, Alabama.

Subject to right of way to Alabama Power Company as recorded in Volume 101, page 540, Volume 124, page 484, Volume 141, page 511, and Volume 186, page 185 in the Probate Office fo Shelby County, Alabama.

BOOK 286 PAGE 224 The grantor does not warrant title to minerals and mining rights.

1. Deed Tax	\$ 11.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 17.50

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, I have hereunto set my hands(s) and seal(s), this 5th day of April, 19 90.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 APR -6 AM 11:50
JUDGE GEORGE PROBERT

Albert Keller (Seal)
Albert Keller (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Albert Keller, a single 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 5th day of April, A. D., 19 90.

Larry L. Halcomb
Notary Public