

292  
This instrument was prepared by  
(Name) **LARRY L. HALCOMB**  
ATTORNEY AT LAW  
(Address) **3512 OLD MONTGOMERY HIGHWAY**  
**HOMEWOOD, ALABAMA 35209**

**WARRANTY DEED -**

Send Tax Notice To: **Gregory R. Selman**  
**name** **640 Cahaba Manor Drive**  
**address** **Pelham, Alabama 35124**

**STATE OF ALABAMA**

**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Fifty Nine Thousand Nine Hundred and no/100 (\$59,900.00) Dollars

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

James B. Matthews and wife, Lisa J. Matthews,

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

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

Lot 95, except the Northerly 0.15 feet thereof, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions and easements of record.

\$59,581.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

289 PAGE 859  
BOOK

1. Deed Tax	\$ .50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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 30th

day of April, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
(Seal)  
90 MAY -4 AM 10:33  
(Seal)  
JUDGE OF PROBATE (Seal)

James B. Matthews (Seal)  
James B. Matthews  
Lisa J. Matthews (Seal)  
(Seal)

**General Acknowledgment**

I, **Larry L. Halcomb**, a Notary Public in and for said County, in said State, hereby certify that **James B. Matthews & wife, Lisa J. Matthews**, 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 30th day of April

A. D. 1990

*Larry L. Halcomb*

Notary Public