

292

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

Send Tax Notice To: **Gregory R. Selman**
640 Cahaba Manor Drive
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.

BOOK 289 PAGE 859

1. Deed Tax	\$.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.30
4. In Writing Fee	\$ 2.00
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 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, WE have hereunto set our hands(s) and seal(s), this **30th** day of **April**, 19**90**.

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

90 MAY -4 AM 10:33

JUDGE OF PROBATE

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

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

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., 19**90**.

Larry L. Halcomb Notary Public