

823

This instrument was prepared by
(Name) Robert O. Driggers, Attorney

(Address) 2820 Columbiana Road
Birmingham, AL 35216

WARRANTY DEED-

Send Tax Notice To: JAMES O. LUNCEFORD
name
1725 - 27th Court, South
address Birmingham, AL 35209

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Exchange value of \$200,000.00

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

CONSTANTINE L. ATHANASULEAS and wife, CHRISTINA J. ATHANASULEAS

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

JAMES O. LUNCEFORD

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

Lots 6 and 7, Block 1, according to the Amended Map of Heather Point, The Second Addition to Kerry Downs, as recorded in Map Book 10, page 87, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1991 and thereafter.
2. 50 foot Building line as shown by recorded Map.
3. Flood easement for Heather Lake as shown by recorded Map.
4. Restrictions appearing of record in Real 92, page 191, in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company as recorded in Real 92, page 206, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Real 117, page 604, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Real 99, page 454, and Real 99, page 453, in the Probate Office of Shelby County, Alabama.

I CERTIFY THIS
INSTRUMENT WAS FILED

90 OCT 15 AM 9:44

JUDGE OF PROBATE

200.00
2.50
3.50
1.00
206.50

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, we have hereunto set our hands(s) and seal(s), this 10th day of October, 1990.

Constantine L. Athanasuleas (Seal)
Christina J. Athanasuleas (Seal)

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

90 OCT 15 AM 9:44

Christina J. Athanasuleas (Seal)
CHRISTINA J. ATHANASULEAS

STATE OF ALABAMA
JEFFERSON COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned CONSTANTINE L. ATHANASULEAS and wife, CHRISTINA J. ATHANASULEAS, a Notary Public in and for said County, in said State, hereby certify that they 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 10th day of October, A. D., 1990.

Shelma Coker

Notary Public

MY COMMISSION EXPIRES: 6-17-93