

1245

This instrument was prepared by V. Wayne Causey, Attorney at Law, without benefit of title examination.

Send tax notice to :

(Name) Geo. M. Bird

(Address) P.O. Box 147 - Shelby, AL. 35143

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS that in consideration of Eight Thousand Six Hundred and No/100 (\$8,600.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard E. Hamm and wife, Ruby R. Hamm (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto George M. Bird (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in Block 2 of Glasscock's Spring Creek Subdivision as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the SW corner of lot 4 and proceed along the Southern boundary of said lot 80 feet to a point of beginning, thence proceed 25 feet northwesterly parallel to the boundary of lots 3 and 4, thence proceed 76 feet northeasterly parallel to the southern boundary of Lot 3, thence proceed southeasterly parallel to the said boundary of lots 3 and 4 to the southern boundary of lot 3, thence southwesterly along the southern boundary of lots 3 and 4 to the point of beginning. Also the right to make use of existing septic tank and field lines located in Block 2 of the said Subdivision, situated in Shelby County, Alabama.

Situated thereon is a 12 x 65 Shannon Mobile Home.

ALL of the above-recited consideration was paid from a mortgage loan this date.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for my (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, they have hereunto set their hand(s) and seal(s) this 14th day of January, 1991.

Richard E. Hamm (Seal)
Richard E. Hamm

Ruby R. Hamm (Seal)
Ruby R. Hamm

General Acknowledgement

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard E. Hamm and wife, Ruby R. Hamm 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 14th day of January, 1991.

Gene H. Higgins
Notary Public

MY COMMISSION EXPIRES OCTOBER 4, 1993

NO TAX COLLECTED

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	5.00
4. Indexing Fee	—	\$	5.00
5. No Tax Fee	—	\$	1.00
6. Certified Fee	—	\$	1.00
Total	—	\$	10.00

BOOK 326 PAGE 547

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

91 JAN 22 PM 3:20

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE