

1697

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway

Send Tax Notice To: Terry Wilson Mitchell
4204 Heritage Oaks Circle
Birmingham, Alabama 35242
address

WARRANTY DEED Homewood, Alabama 35209

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred twenty one thousand & No/100 (121,000.00)

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

Jeffrey Douglass Wingo, a single man

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

Terry Wilson Mitchell

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

Lot 3, according to the Survey of Heritage Oaks, as recorded in Map Book 11, page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to 30 foot Building line on Front and Rear as shown by recorded Map.

Subject to right of way for Alabama Power Company as recorded in Real 133, page 586 in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company as recorded in Real 140, page 744 in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Real 152, page 657, in the Probate Office of Shelby County, Alabama.

The grantor(s) do not warrant title to minerals and mining rights.

STAFF OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JAN 29 PM 1:28
JUDGE OF PROBATE

\$96,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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, 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 24th day of January, 1991

1. Deed Tax ----- \$ 24.50
2. Mtg. Tax ----- \$ 2.50
3. Recording Fee ----- \$ 3.00
4. Indexing Fee ----- \$ 1.00
5. No Tax Fee ----- \$ 1.00
6. Certified Fee ----- \$ 1.00
Total ----- \$ 34.00

Jeffrey Douglass Wingo (Seal)
Jeffrey Douglass Wingo (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 Jeffrey Douglass Wingo, 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 24th day of January, A. D., 1991

Larry L. Halcomb

Notary Public