

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
 ATTORNEY AT LAW
 143 Main, P.O. Box 91
 Montevallo, AL 35115-0091

205/665-5102
 205/665-5076

Send Tax Notice to: Leo Miskelly
 (Name) P. O. Box 175
 (Address) Jemison R 35085

WARRANTY DEED

STATE OF ALABAMA
 SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand, Two Hundred Seventeen and 33/100, (\$13,217.33) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Michael S. Allen, a married man

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

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

Lot 17, Block 9, according to the amended survey of Bermuda Lake Estates, 2nd
 Sector as recorded in Map Book 10, Page 88 in the Probate Office of Shelby
 County, Alabama.

SUBJECT TO:

Taxes for the current year.

Easements, restrictions and rights of way of record.

The herein described real estate does not constitute the homestead of Grantor,
 or his spouse, neither is it contiguous thereto.

BOOK 333 PAGE 108

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 91 MAR 12 AM 11:47

Thomas H. J. J. J.
 JUDGE OF PROBATE

1. Deed Tax	-----	\$ 13.50
2. Mtg. Tax	-----	0
3. Recording Fee	-----	\$ 3.50
4. Indexing Fee	-----	0
5. No Tax Fee	-----	0
6. Certified Fee	-----	1.00
Total	-----	\$20.00

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
 day of March, 19 91

 (Seal)

 (Seal)

 (Seal)

Michael S. Allen
 Michael S. Allen (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA
 SHELBY

County

General Acknowledgment

I, the undersigned authority
 in said State, hereby certify that Michael S. Allen

a Notary Public in and for said County.

whose name(s) 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 1st day of March, 1991

L. Michele Kelly
 Notary Public

My Comm. Expires: 3-5-91