

This instrument was prepared by
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143 Main, P.O. Box 91
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205/665-5102
205/665-5076

Send Tax Notice to:

(Name) STELLA L. BLAIR
(Address) UNIT 1 SHAW VILLAS
403 GARDNER ST.
MONTEVALLO AL 35115

1374
WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND and 00/100-----\$40,000.00-----

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

WILLIAM D. MURRAY, a married man and **KENNETH W. BRAST**, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

STELLA L. BLAIR

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot No. 1 (Unit 1), according to the survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, page 56 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage from Grantee, on even date herewith, in favor of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, in the sum of \$40,000.00.

18 foot general use easement, including pedestrian access North as shown by record map.

15 foot general use easement, including pedestrian access South as shown by record map.

Restrictions appearing of record in Real 299, page 688, in the Probate Office of Shelby County, Alabama.

Permit to Alabama Power Company as recorded in Real 291, page 1 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto setforth in Real 90, page 63, in the Probate Office of Shelby County.

The real estate herein designated does not constitute the homestead of either of the above designated Grantors, nor that of their spouses, neither is it contiguous thereto.

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 21
day of MARCH, 19 91

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

91 MAR 22 AM 9:11
(Seal)

STATE OF ALABAMA
SHELBY

Thomas A. Davidson, Jr.
JUDGE OF PROBATE

County } General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

WILLIAM D. MURRAY and KENNETH W. BRAST

a Notary Public in and for said County,

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21 day of MARCH, 19 91