

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: **Mike Agnesia**  
(Name) \_\_\_\_\_  
1346 1st Avenue West  
(Address) \_\_\_\_\_  
Alabaster, Alabama 35007

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and 00/100, (\$8,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**TAMMY R. HOLCOMBE**, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**MIKE AGNESIA**, an unmarried man

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

**Shelby County, Alabama, to-wit:**  
A part of Lots 21 and 22, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the SW corner of Lot 21, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, and run East along the South line of said Lot 21 for a distance of 139.14 feet to point of beginning; thence continue East along last described course for a distance of 88.43 feet; thence left 87 deg. 39' and run North for a distance of 175.00 feet; thence left 92 deg. 21' and run West for a distance of 88.43 feet; thence left 87 deg. 39' and run South for a distance of 175.00 feet to point of beginning.

Situated in Shelby County, Alabama.

**SUBJECT TO:**

Purchase Money First Mortgage in favor of Farmers Home Administration in the sum of \$45,000.00.

Property taxes for the year 1991 and subsequent years.

Transmission line permit to Alabama Power Company as recorded in Deed Book 126, Page 326 and in Deed Book 134, Page 106, in the said Probate Office.

Right of way to the Town of Wilton, Alabama, as recorded in Deed Book 102, Page 279, in the said Probate Office.

The real estate herein conveyed does not constitute the homestead of Grantor, nor that of her spouse, neither is it contiguous thereto.

1	Deed Tax	8.00
2	Mort Tax	0.00
3	Recording Fee	2.50
4	Notary Fee	3.00
5	State Tax	0.00
6	County Tax	1.00
Total		14.50

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 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 4th day of April, 19 91

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

Tammy R. Holcombe (Seal)  
Tammy R. Holcombe

91 APR 10 PM 12:24

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY

JUDGE OF PROBATE

County } General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that **Tammy R. Holcombe**

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of April, 1991

My Commission Expires: 8/93

Notary Public