

THIS INSTRUMENT PREPARED BY:

NAME: Barbara SimmonsADDRESS: 8 Penn Center, Phila., PA 19103

Send Tax Notice To:

Mr. James E. Teissere1102 Allison CircleAlabaster, Alabama 35007

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THREE THOUSAND AND NO/100ths (\$83,000.00) DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990**

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

James E. Teissere and wife, Carol J. Teissere(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 101, according to the survey of Scottsdale, Third Addition as recorded in Map Book 8 Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$82,365.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Dead Tax	1.00
2. Mtg. Tax	1.00
3. Recording Fee	2.50
4. Indexing	1.00
5. No. Tax	1.00
6. Certified Fee	1.00
Total	10.50

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

91 APR 15 PM 3:06

JUDGE OF PROBATE

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 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 hands(s) and seal(s), this 7th day of FEBRUARY, 1991.

(Seal)
(Seal)
(Seal)

Terrell R. Johnson (Seal)
Joseph T. Hartman (Seal)
Trustees under Declaration of Trust dated March 1, 1990 (Seal)

General Acknowledgment

PENNSYLVANIA
STATE OF ~~XXXXXX~~
Philadelphia COUNTY

I, JOHN SWIERZ, a Notary Public in and for said County, in said State, hereby certify that TERRELL R. JOHNSON and JOSEPH T. HARTMAN Trustees under Declaration of Trust dated March 1, 1990 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 7th day of FEBRUARY, A. D., 1991.

John Swierz

NOTARIAL SEAL
JOHN SWIERZ
A Foreign Commissioner of Deeds
Notary Public