

This instrument was prepared by
(Name) ** Bryan Baldwin*
(Address) *Birmingham, AL*

WARRANTY DEED-

505
Send Tax Notice To: *Jerry L. Mintz*
name
532 Cahaba Forest, Birmingham,
address
AL 35242

STATE OF ALABAMA

Shelby COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-four thousand and five hundred and no/100-----DOLLARS

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

Ann Moore Baldwin and Bryan Baldwin

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

Jerry L. Mintz, unmarried

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

Lot 11, according to Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, page 1, in the Probate Office of Shelby County, Alabama.

BOOK 341 PAGE 945

1. Deed Tax	<u>34.50</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>0.20</u>
4. Indexing	<u>0.00</u>
5. File Fee	<u>1.00</u>
6. Other	<u>0.00</u>
Total	<u>47.00</u>

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(S), 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(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands(s) and seal(s), this 1st day of May, 19 91.

Ann Moore Baldwin (Seal)
"Ann Moore Baldwin"

STATE OF ALABAMA, etc.
[Seal] I, JERRY L. MINTZ,
INSTRUMENT WAS PREPARED

Bryan Baldwin (Seal)
"Bryan Baldwin"

(Seal)

(Seal)

(Seal)

91 MAY - 7 PM 2:49

STATE OF ALABAMA
Jefferson COUNTY}

General Acknowledgment

JUDGE OF PROBATE

I, a Notary Public in and for said County, in said State,
hereby certify that Ann Moore Baldwin and Bryan Baldwin,
whose name s 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 1st day of May A. D. 19 91.

Suzanne R. O'Brien
Notary Public