

SEND TAX NOTICE TO:

(Name) Mark E. Mallory  
(Address) 2909 MacAlpine Circle  
B'ham, Al 35242

2283

This instrument was prepared by  
(Name) E.C. Herrin  
(Address) 1675 Montclair Rd., B'ham, Al 35210

Form 1-1-37 Rev. 1-46  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seven Thousand and no/100 Dollars

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

Jeffrey S. Brewer and wife Sonya V. Brewer

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

Mark E. Mallory, a single man

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

Lot 42, Block 2 according to the Survey of Selkirk, a subdivision of Inverness, Phase IV, as recorded in Map Book 6 page 163, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and limitations of record and taxes due and payable October 1, 1991.

A 10 ft. easement along the rear of subject property as shown by recorded plat.

Restrictions per recorded plat re: Single Family residences.

Restrictive Covenants to Ala. Power Co. as recorded in Misc. Book 21 page 376.

Agreement with Ala. Power Co. as recorded in Misc. 21 page 377.

Right of way to Ala. Power Co. as recorded in Deed Book 306 page 10.

Restrictions as recorded in Misc. Book 21 page 10.

Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Vol. 48, page 427, in the said Probate Office.

\$96,805.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	10.50
2. Mtg. Tax	5.50
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	0.00
6. Certification Fee	2.00
<b>Total</b>	<b>27.00</b>

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEEES, 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 GRANTEEES, 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 29th day of April, 19 91

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 JUN -5 AM 9:55  
JUDGE OF PROBATE

\_\_\_\_\_  
(Seal) Jeffrey S. Brewer  
\_\_\_\_\_  
(Seal) Sonya V. Brewer  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }  
I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Jeffrey S. Brewer and wife Sonya V. Brewer whose name is 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 29 day of April, A. D., 19 91