

1888

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME George J. Bouloukos, AttorneyMargaret H. McDaniel3517 Chickering CircleBirmingham, Al. 35242-3929ADDRESS 1010 Frank Nelson BuildingBirmingham, Al. 35203WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

1,000.00

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00), love and affection

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

Hugh McDaniel and wife, Margaret H. McDaniel

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

Margaret H. McDaniel(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:Lot 6, Block 7, according to the survey of Applecross, a  
Subdivision of Inverness as recorded in Map Book 6, page  
42 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Ad valorem taxes for the year 1991.

10 foot easement on North and South sides and 20 foot easement  
on East as shown by recorded map.Easement to Alabama Power Company recorded in Vol. 291,  
Page 386; and Misc. Vol. 10, Page 558, and Vol. 293, Page  
755 in the Probate Office of Shelby County, Alabama.Restrictions recorded in Misc. Vol. 10, page 557; Misc.  
Vol. 10, page 515, Misc. Vol. 13 Page 154 and Misc. Vol.  
17, page 183 in said Probate Office.Grantee hereby assumes the unpaid balance of that certain  
mortgage to Jackson Company in the principal amount of \$190,000.00,  
reecorded in Book 412, Page 790, and assigned to Birmingham  
Trust National Bank by instrument recorded in Book 40, Page  
842, in the Probate Office of Shelby County, Alabama.  
Said mortgage was subsequently assigned to AmSouth and has  
a present balance of \$177,492.79.1.00  
2.50  
3.00  
1.00  
7.50

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 the said GRANTEE, 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, 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 24th  
day of July, 19 91STATE OF ALABAMA, SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

91 JUL 26 PM 4:07 (Seal)

JUDGE OF PROBATE

Hugh McDaniel (Seal)  
Hugh McDanielMargaret H. McDaniel (Seal)  
Margaret H. McDanielSTATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh McDaniel and Margaret H. McDaniel 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 24th day of July, A. D., 19 91.