

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Harold Walker
(Address) 2172 Hwy. 31 South
Pelham, AL 35124

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$18,500 (Eighteen Thousand Five Hundred)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
H. Walker & Associates, Inc.

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

John Wayne Frith

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

Lot 8 Royal Pines Phase II as recorded in Map Book 15 Page 19.
Subject to restrictions, covenants and mineral rights of record.

BOOK 364 PAGE 265

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
91 SEP 17 PM 2:51
JUDGE OF PROBATE

1. Deed Tax	<u>18.50</u>
2. Mfg. Tax	<u>2.50</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>1.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>23.00</u>
Total	<u>23.00</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 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 12
day of September, 19 91

(Seal)

(Seal)

(Seal)

H. Walker & Assoc. Inc. (Seal)
Harold R. Walker, Pres. (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

a Notary Public in and for said County.

I, Sharon DuPriest
in said State, hereby certify that

Harold R. Walker

whose name(s) _____ 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, _____ has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12 day of September, 19 91

MY COMMISSION EXPIRES MAY 24, 1994

M

Commission Expires: James H. ...

Sharon DuPriest
Notary Public