

THIS INSTRUMENT PREPARED BY: 174

Send Tax Notice To:

Charles B. Kniskern, III4537 Little Ridge DriveBirmingham, Alabama 35242NAME: Frances BriceADDRESS: 8 Penn Center, Phila., PA 19103WARRANTY DEED (W355K0205060) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred thirty nine thousand (\$139,000.00)

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

CHARLES B. KNISKERN, III and KAY G. KNISKERN as joint tenants with right of survivorship, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 A and B, in the Probate Office of Shelby County, Alabama.

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

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

\$105,000.00 of the above price is from a purchase money first mortgage executed simultaneously herewith.

BOOK 365 PAGE 272

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

91 SEP 24 PM 12:25

JUDGE OF PROBATE

1. Deed Tax	\$ 34.00
2. Mtg. Tax	
3. Recording Fee	\$ 25.00
4. Indexing Fee	\$ 6.00
5. No Tax Fee	
6. Certified Fee	\$ 1.00
Total	\$ 70.00

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, they have hereunto set their hands(s) and seal(s), this 23rd day of September, 1991

(Seal)

(Seal)

(Seal)

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

PENNSYLVANIA
STATE OF ~~ALABAMA~~
Philadelphia COUNTY

General Acknowledgment

I, John Swierz, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson and Joseph T. Hartman are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they in their capacity as Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, A. D., 1991

Mark Dippin
PM # ATC-2

NOTARIAL SEAL
JOHN SWIERZ
A Foreign Commissioner of Courts

John Swierz
Public.