

THIS INSTRUMENT PREPARED BY:

CHARLES W. GORHAM

2101 Sixth Avenue No., Suite 700, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

DEED PREPARED WITHOUT
BENEFIT TO TITLE SEARCH
OR SURVEYSTATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

20,500⁰⁰

That in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to the undersigned grantors, Jonathan Sack and Deborah E. Sack, formerly husband and wife, in hand paid by Deborah E. Sack, a single woman, the receipt whereof is hereby acknowledged, the said Jonathan Sack and Deborah E. Sack, formerly husband and wife, do grant, bargain, sell and convey unto the said Deborah E. Sack, a single woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Mountain Park, Third Sector, as recorded in Map Book 10, page 13 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 60 foot building line on east, and 80 foot building line on south as shown by recorded Map.
3. Restrictions appearing of record in Real 87, page 665, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company as recorded in Real 89, page 996 in the said Probate Office.
5. Restrictions regarding Alabama Power Company as recorded in Real 89, page 999 in the said Probate Office.
6. Right of way to Alabama Power Company as recorded in Real 93, page 160 in the said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Real 63, page 507, in the Probate Office of Shelby County, Alabama.

This Deed prepared pursuant to a Final Judgment of Divorce in the Circuit Court of Shelby County, Alabama.

TAX ASSESSOR'S NOTE: For assessment purposes, assess in name of grantees(s) named above, at 5312 Mountain Park Drive, Helena, AL 35080.

TO HAVE AND TO HOLD, to the said GRANTEE(S), their assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal on this the 10 day of September 1991.

Jonathan Sack
JONATHAN SACK

Deborah E. Sack
DEBORAH E. SACK

✓ Gorham, Kaldrop, Stewart

BOOK 366 PAGE 585

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Jonathan Sack, whose name is 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 26 day of August, 1991.

Virginia C. Hurley
Notary Public, COM. EXPIRES MAY 17, 1994
MY COM. EXPIRES MAY 17, 1994

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Deborah E. Sack, whose name is 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 10th day of September, 1991.

James Earl J. J. J.
Notary Public

BOOK 366 PAGE 586

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT -1 PM 4:06

JUDGE OF PROBATE

1. Dead Tax	\$ 20.50
2. Mig. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 29.50