

This form furnished to

Cahaba Title, Inc.

Eastern Office
(5) 833-1571

Riverchase Office
(205) 988-5600

This instrument was prepared by:

(Name) MOIZ FOULAD 359
(Address) _____

Send Tax Notice to:

(Name) Terry Isaminger
(Address) 2312 Grantland Place
Birmingham, Al 35226

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and 00/100 (\$70,000.00) Dollars

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

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

Karen and Terry Isaminger

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

Lot 7, according to the survey of Chase Park Estates, as recorded in Map Book 11, page 39
in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;
subject to all the following:

1. Building setback line of 40 feet reserved from Chase Brook Drive and Chase Brook Circle as shown by plat.
2. Public utility easements as shown by recorded plat, including a 10 foot easement on the South, an irregular easement on the Southeast side and an easement on the East side.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 145 page 137 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 page 407 in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 145 page 718 and covenants pertaining thereto recorded in Real 145 page 708 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 111 page 625 in Probate Office.

BOOK 367 PAGE 84

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT -4 PM 2:25

1. Deed Tax	
2. Mfg. Tax	\$ 70.00
3. Recording Fee	
4. Indexing Fee	\$ 2.50
5. No Tax Fee	\$ 2.00
6. Certified Fee	
Total	\$ 74.50

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 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 11th
day of April, 1991

(Seal)

(Seal)

(Seal)

MOIZ FOULAD (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County }

General Acknowledgment

a Notary Public in and for said County.

I,
in said State, hereby certify that

whose name(s) _____ signed to the foregoing conveyance, and who
day that, being informed of the contents of the conveyance,

is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11 day of April, 19 91

MY COMMISSION EXPIRES MAY 31, 1992

My Commission Expires

Bill Pott
Notary Public