

1445

This instrument was prepared by
(Name) S. Kent Stewart
Stewart & Associates, P.C.
(Address) 3800 Colonnade Parkway, Suite 650.
Birmingham, AL 35243
WARRANTY DEED-

Send Tax Notice To: Lucia S. Landers
name
2421 Chandawood Drive
address
Pelham, AL 35124

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100'S DOLLARS---
(\$109,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, FRANKLIN J. FUGERA AND WIFE, MARTHA ANN FUGERA

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

LUCIA S. LANDERS

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

Lot 225, according to the Survey of Chandalar South, Sixth Sector, as recorded
in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

\$87,916.08 OF THE PURCHASE PRICE RECITED HEREINABOVE WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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1. Deed Tax	\$ 22.00
2. Mfg. Tax	\$ 0.00
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.50
Total	\$ 28.50

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 seised 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 17th day of October, 1991

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 OCT 24 AM 9:39

Franklin J. Fugera (Seal)
Martha Ann Fugera (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Franklin J. Fugera and wife, Martha Ann Fugera whose name 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 17 day of October, A. D. 1991

Margaret McKeel
Notary Public
Commission Expires: 2-5-94