

This instrument was prepared by
(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201

201
Send Tax Notice To: Dennis E. Lipford, Jr.
name
2921 Riverwood Terrace,
address
Birmingham, AL 35243

WARRANTY DEED-

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-seven Thousand and no/100 (\$67,000.00)-----DOLLARS

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

Clayton R. Hall, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Dennis E. Lipford, Jr.

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

Lot E, Block 20, according to a Resurvey of Lots A, B, C, D, E and F, Block 20, amended Map of Riverwood, Fourth Sector, recorded in Map Book 9, page 39, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106 interest in the common area set forth in Declaration recorded in Misc. Volume 39, page 880 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 25 foot Building line as shown by recorded Map; (3) 5 foot Easement on Front; 10 foot Easement on Rear and 20 foot Easement for ingress and egress as shown by recorded Map; (4) Agreement with Alabama Power Company recorded in Misc. Volume 48, page 278 in the Probate Office of Shelby County, Alabama; (5) Restrictions regarding Alabama Power Company recorded in Misc. Volume 48, page 281 in the Probate Office of Shelby County, Alabama; (6) Right of way for Alabama Power Company recorded in volume 345, page 661 in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto recorded in Volume 327, page 906, in the Probate Office of Shelby County, Alabama; (8) Right of way for Southern Bell Telephone and Telegraph Company recorded in Volume 343, page 941 and Volume 334, page 207 in the Probate Office of Shelby County, Alabama; (9) Declaration of Protective Covenants as recorded in Misc. Volume 39, page 880, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor herein.

The entire purchase price was paid from the proceeds of a mortgage loan closed simultaneously.
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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31st

day of October 1991

I CERTIFY THIS INSTRUMENT WAS FILED

91 DEC 16 PM 12:26 (Seal)

JUDGE OF PROBATE (Seal)

Clayton R. Hall (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton R. Hall, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October A. D., 19 91

1. Deed Tax \$ Notary
2. Mtg. Tax \$
3. Recording Fee \$ 2.50
4. Indexing Fee \$ 3.00
5. No Tax Fee \$ 1.00
6. Certified Fee \$ 1.00

John L. Hartman, III

Notary Public