

89

This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) Post Office Drawer 1883, Alabaster, AL 35007

Form 1-1-27 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and No/100th Dollars (\$500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
David Phelps and Virginia Harley being all of the heirs at law of Carrie Phelps

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
David Phelps and Virginia Harley being all of the heirs at law of Carrie Phelps

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

Lot 17 in Block 2, of First Addition to Fall Acres Subdivision in Map Book 4, Page 77
in the Probate Office of Shelby County, Alabama, situated in and being a part of the
S 1/2 of the SW 1/4 of the NW 1/4 of Section 2, Township 21 S, Range 3 W, Shelby County,
Alabama.

Subject to restrictions as follows:

"All lots are for residential purposes only, and dwellings shall have a minimum of 1000 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other out buildings shall be used as a residence either temporarily or permanently," and this covenant shall attach to and run with the land.

BOOK 380 PAGE 943

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, we have hereunto set our hands(s) and seal(s), this 10th day of December, 1991.

_____(Seal) David Phelps (Seal)
_____(Seal) David Phelps
_____(Seal) Virginia Harley (Seal)
_____(Seal) Virginia Harley (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that David Phelps
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 10th day of December, A. D., 1991
Bruce M. Green Public.

State of CALIFORNIA)
LOS ANGELES County)

General Acknowledgment

I, JEROME FRANKENBERGER, a Notary Public in and for said County,
in said State, hereby certify that VIRGINIA HARLEY
whose name -15- signed to the foregoing conveyance, and who -15-
known to me, acknowledged before me on this day, that, being informed of the
contents of the conveyance SHE executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 24 day of December, 1991



Jerome Frankenger
Notary Public

STATE OF ALA. SEAL BY CLERK
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN -3 AM 8:46

William H. Chambers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 0.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 4.50

BOOK 380 PAGE 944

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$