

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: William H. Halbrooks

Mary Josephine Loper

ADDRESS: 704 Independence Plaza

732 Cahaba Manor Trail

Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Three Thousand and no/100 Dollars

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

James D. Kincaid, a married man

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

Mary Josephine Loper

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

Lot 72, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$52,411.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the grantor nor his spouse.

1. Deed Tax	\$1.00
2. Mig. Tax	\$
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. Notary Fee	\$
6. Certified Fee	\$1.00
Total	\$7.50

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 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 GRANTEE, 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 10th day of January, 1992.

ALL DEEDS MUST BE  
1. CERTIFIED THIS  
INSTRUMENT WAS FILED

92 JAN 27 AM 9:59

James D. Kincaid (Seal)

James D. Kincaid (Seal)

(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 James D. Kincaid, 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 10th day of January, A. D., 1992.

Wm. H. Halbrooks