

361

\$175,000.00

Send Tax Notice To:
John D. and Linda F. Ford
3408 Lorna Lane
Birmingham, Alabama 35216

This instrument was prepared by:
Jack E. Held, Esquire
Sirote, Permutt, Friend, Friedman,
Held & Apolinsky, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable considerations to the undersigned DONALD W. BAUGH and wife, SONDRA BAUGH (herein referred to as "Grantors"), in hand paid by JOHN D. and LINDA F. FORD (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 8, accordingly to the survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1984 ad valorem taxes, a lien but not yet done and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

MAIL TO:

710 INDIAN TRAIL
INDIAN SPRINGS, AL 35124

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TO HAVE AND TO HOLD to the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals, this the 13th day of September, 1984.

Donald W. Baugh (SEAL)
Donald W. Baugh

Sondra Baugh (SEAL)
Sondra Baugh

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Baugh and wife, Sondra Baugh, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

92 FEB -5 PM 3:29

JUDGE OF PROBATE

Maileyn B. McQueen
Notary Public

My Commission Expires: 8/22/88

BJP/1/016/wm

1. Deed Tax	\$ 175.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 184.00