

15.70



1096

Central State Bank

JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) TRUCKS & TRUCKS
P. O. Box 536
(Address) Fairfield, AL 35064

SEND TAX NOTICE TO:
Louie Edward Cosby, II
5025 2nd Place North
Birmingham, AL 35217

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

NO EXAMINATION OF TITLE HAS BEEN MADE HEREIN.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Thousand One Hundred Twenty-eight and 45/100---(\$9,128.45) Dollars and the assumption of that certain mortgage to Central State Bank, Calera, AL., with the approximate balance of \$15,871.55, as recorded in Real Book 222, page 307, Probate Court Shelby County, Alabama.

Edward Palmer and wife, Lilia Palmer

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

Louie Edward Cosby, II, and Anne Bickman

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lot 6, in Block 6, according to the Dunstan's Map or Survey of the Town of Calera, situated in Shelby County, Alabama, being the same property as described in Real Book 222, Page 306.

Subject to easements and restrictions of record and current taxes.

Table with 6 rows: 1. Deed Tax \$9.50, 2. Mtg. Tax \$2.50, 3. Recording Fee \$3.10, 4. Indexing Fee \$1.00, 5. No Tax Fee \$1.00, 6. Certified Fee \$1.00. Total \$16.00

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of January, 19 92.

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

92 FEB 14 AM 11:17

JUDGE OF PROBATE

(SEAL) Edward Palmer (SEAL)

(SEAL) Lilia Palmer (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED AUTHORITY a Notary Public in and for said County, in said State, hereby certify that EDWARD PALMER, AND WIFE, LILIA PALMER

whose name(s) S 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 24th day of January A.D. 19 92

Letty Collins
Notary Public

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