

K96

Send Tax Notice To:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) JON B. TERRY

(Address) 1813 3rd Avenue, Bessemer, Alabama 35020

\$500.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of One Dollar (\$\$1.00) Dollars the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

PHYLLIS M. MILLER (TORTORICI)

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

PHYLLIS MILLER TORTORICI, a married woman

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

Lots 25 and 26 according to the survey of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 356, Page 850 in the Office of the Judge of Probate of Shelby County, Alabama, Less and except a 25.0 foot strip off the east side of said lots sold to Shelby County, Alabama in Deed Book 250, Page 640. ALSO Lot 27 according to the map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said lot being more particularly described as follows: Commence at the NW corner of the NE 1/4 of the 1/4 Section 34, Township 24 North, Range 15 East and run North 88 degrees 12 minutes East along the North boundary line of said 1/4-1/4 Section a distance of 125 feet to a point, run thence South 6 degrees 06 minutes East a distance of 275 feet to the NE corner and the point of beginning of the lot

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4873 Alrich Rd.
Bessemer, AL 35023

herein described, turn thence an angle of 91 degrees 42 minutes to the right and run a distance of 100 feet, thence turn an angle of 88 degrees 16 minutes to the left and run a distance of 105.67 feet to the SW corner of Lot # 29, turn thence an angle of 100 degrees 72 minutes to the left and run a distance of 100 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: This conveyance is made subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

SUBJECT TO: Taxes, easements and restrictions of record.

THIS DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR GRANTEE.

NO TITLE POLICY WAS ISSUED OR REQUESTED.

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 hand(s) and seal(s), this 5 day of February 1992.


PHYLLIS M. MILLER (TORTORICI)

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phyllis M. Miller (Tortorici) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 1992.

Deborah S. Battison
NOTARY PUBLIC

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STATE OF ALABAMA
I CERTIFY THIS
DOCUMENT WAS FILED

92 FEB 21 PM 12:32

JUDGE OF PROBATE

1. Doc. Tax	\$ 1.50
2. Mig. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 12.00