

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To: Carl M. Schweers  
2648 Buckboard Road  
Birmingham, Alabama 35244  
address

**WARRANTY DEED-**

STATE OF ALABAMA  
SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred thirty seven thousand and No/100 (137,000.00)

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

Noal Keith Sellers and wife, Terri B. Sellers

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

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

Lot 51, according to the survey of Homestead, Second Sector, as recorded in Map Book  
6 Page 74, in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to building setback line of 40 feet reserved from Buckboard Rd. as shown by plat.

Subject to public utility easements as shown by recorded plat, including 10 feet on the  
Northerly and 20 feet on the Northeasterly and Southeasterly side of lot.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in  
Misc. Book 14 Page 342 and Map Book 6 Page 74 in Probate Office.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s)  
recorded in Deed Book 295 Page 159; Deed Book 283 Page 7; Deed Book 187 Page 363; Deed  
Book 185 Page 131; Deed Book 179 Page 370; Deed Book 129 Page 561; and Deed Book 295 Page 159,  
in Probate Office.

\$ 123,300.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 19th  
day of May, 1992.

05/26/1992-09281  
11:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 20:50

Inst # 1992-09281

(Seal)

(Seal)

(Seal)

Noal Keith Sellers (Seal)  
Terri B. Sellers (Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON } COUNTY

**General Acknowledgment**

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Noal Keith Sellers and wife, Terri B. Sellers  
whose name S are S signed to the foregoing conveyance, and who are 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 19th day of May, A. D., 19 92

Larry L. Halcomb

Notary Public