

Seller: EDGAR L. DELANEY, III

SEND TAX NOTICE TO:
James C. Bagwell, Jr. and Patricia S. Bagwell
2024 Sweetgum Drive
Birmingham, AL 35244

Data ID: 307343

WARRANTY DEED

STATE OF ALABAMA }

SHELBY COUNTY }

} KNOW ALL MEN BY THESE PRESENTS: *Purch. Price*
\$ 178,000.00

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to EDGAR L. DELANEY, III and HILLARY K. DELANEY* (herein referred to as Grantor, whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto

JAMES C. BAGWELL, JR. and PATRICIA S. BAGWELL, as joint tenants with right of survivorship

**grantors are husband and wife

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

Lot 408, according to the Survey of Riverchase Country Club, Eleventh Addition, a recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama; Including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

Subject to Ad Valorem taxes for the current year and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee*, Grantee's heirs and assigns forever.

*as joint tenants with right of survivorship

And Grantor, for myself and for my heirs, executors and administrators, covenant with said Grantee*, and Grantee's assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee*, Grantee's heirs and assigns forever, against the lawful claims of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 30th day of October, 1992.

Edgar L. Delaney (SEAL)
EDGAR L. DELANEY, III

Hillary K. Delaney (SEAL)
HILLARY K. DELANEY

STATE OF *Alabama* }
Shelby COUNTY }

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that EDGAR L. DELANEY, III, 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 6th day of August, 1992. A.D.

Inst # 1992-25661

Robert C. L... Notary Public

11/04/1992-25661
09:37 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 NJS 45.00

ACKNOWLEDGMENT PAGE FOLLOWS

Trigle Sutton

[ACKNOWLEDGMENT]

STATE OF *Alabama* }
Shelby COUNTY }

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that HILLARY K. DELANEY, 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 *6th* day of *August* A.D.
19 *92*

Robert C. Sexton Notary Public

Inst # 1992-25661
11/04/1992-25661
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

AFTER RECORDING RETURN TO:
Robert R. Sexton, Esq.