

NO CERTIFICATION IS MADE AS TO TITLE.

equity 22,500

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
(Address) 728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

Send Tax Notice To: Barbara A. Wenning
name 2016 Glen Eagle Lane
Birmingham, Alabama 35242
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MICHAEL J. WENNING and wife, BARBARA A. WENNING

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

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

Lot 5, Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. 7.5 foot easement along northeasterly lot line; 15 foot easement through southerly portion of subject property; as shown on recorded map.
3. 30 foot undisturbed buffer from southeasterly lot line; as shown on recorded map.
4. Articles of Incorporation of Country Club Village Owner's Association, Inc. recorded in Instrument #92-9584.
5. Restrictions appearing of record in Real Volume 390, Page 534 and Instrument No. 1992-09584.
6. 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 as recorded in Deed Book 64, Page 267.
7. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 320, Page 30.
8. Transmission Line Permit to Alabama Power Company in Instrument No. 1992-27269.
9. Mortgage of record.

10/11/1993-31489
02:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.00

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 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 5th day of October, 1993.

(Seal)
(Seal)
(Seal)

Michael J. Wenning (Seal)
MICHAEL J. WENNING
Barbara A. Wenning (Seal)
BARBARA A. WENNING

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL J. WENNING and wife, BARBARA A. WENNING whose name 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 5th day of October, A. D., 1993.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1994
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public