

Send Tax Notice To:

Karen C. Bennett-Milton
1221 Beacon Pkwy. East
Birmingham, AL 35209
PID#

Inst # 1993-32336

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

13698

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Thirty-Five Thousand Nine Hundred and 00/100'S *** (\$35,900.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Charles J. Lanzi, Jr. and Debra Lynn Lanzi, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Karen C. Bennett-Milton

(herein referred to as Grantee, whether one or more), in fee
simple, together with every contingent remainder and right of
reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 6, according to the survey of Mountain Oaks Subdivision, as
recorded in Map Book 10 page 74 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

\$22,202.25 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent
years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their
heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

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10/18/1993-32336
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 25.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 4th day of August, 1993.


Charles J. Lanzi, Jr.


Debra Lynn Lanzi

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles J. Lanzi, Jr. and Debra Lynn Lanzi, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of August, 1993.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

93295SH

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35243

st * 1993-32336

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