

R93-959

This Instrument was prepared by:

Send Tax Notice to:

R. Shan Paden
PADEN & HARRIS
100 Concourse Parkway, Suite 130
Birmingham, AL 35244

ANNE STIPO NICOL
153 KENTWOOD DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THOUSAND NINE HUNDRED AND NO/100 (\$130,900.00) DOLLARS, to the undersigned GRANTOR, DON MARTIN CONSTRUCTION, INC., an Alabama corporation, in hand paid by ANNE STIPO NICOL, the receipt of which is hereby acknowledged, the said DON MARTIN CONSTRUCTION, INC., does by these presents, grant, bargain, sell and convey unto ANNE STIPO NICOL the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Kentwood, as recorded in Map Book 16, page 109, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for the year 1994, which constitute a lien, but are not yet due and payable.
2. Building setback line of 30 feet reserved from Kentwood Drive as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1992-22254 and as Instrument #1992-26650 in Probate Office.
5. Agreement for waterline easement as set out in Instrument #1992-18725 in Probate Office.

\$123,500 of the proceeds were derived from a purchase money mortgage in favor of Prudential Home Mortgage Company, Inc.

TO HAVE AND TO HOLD unto ANNE STIPO NICOL her successors and assigns forever.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50

Inst # 1993-35506

And said DON MARTIN CONSTRUCTION, INC., does for itself, its successors and assigns covenant with ANNE STIPO NICOL, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to ANNE STIPO NICOL, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said DON MARTIN CONSTRUCTION, INC., by its President, DON MARTIN, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of October, 1993.

DON MARTIN CONSTRUCTION, INC.

BY: 
DON MARTIN, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, _____, a Notary Public, in and for said County, in said State, hereby certify that DON MARTIN, whose name as President of DON MARTIN CONSTRUCTION, INC., an Alabama Corporation, 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 as such Officer, and with full authority, executed the same voluntarily for and as the act of the Corporation.

Given under my hand this the 29 day of October, 1993.


Notary Public

My commission expires: 2/17/96

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