

294-1243

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. SHAN PADEN
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
DOUGLAS W. SOLMON
2545 A MOUNTIAN LODGE CR.
BIRMINGHAM, AL 35216

Inst # 1994-06217

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY THREE THOUSAND DOLLARS and 00/100 (\$23,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES DELCAMBRE and KRISTI HENSON DELCAMBRE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DOUGLAS W. SOLMON and APRIL D. SOLMON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 25, ACCORDING TO THE SURVEY OF HARVEST RIDGE, SECOND PHASE, AS RECORDED IN MAP BOOK 12 PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to taxes for the year beginning October 1, 1993, which constitutes a lien, but are not yet due and payable until October 1, 1994.
2. Building setback line of 75 feet reserved from Chestnut Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 20 feet on the Easterly side of lot.
4. Restrictions, covenants and condition as set out in instrument(s) recorded in Real 189 page 174 in Probate Office.
5. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 224 Page 553 in Probate Office.
6. Subject to restrictions and reservations and conditions in deeds recorded in Deed 319 page 1 and Deed 318 page 531 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.00

IN WITNESS WHEREOF, the said GRANTORS, CHARLES DELCAMBRE and KRISTI HENSON DELCAMBRE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of February, 1994.

Charles Delcambre
CHARLES DELCAMBRE

Kristi Henson Delcambre
KRISTI HENSON DELCAMBRE

Inst # 1994-06217

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES DELCAMBRE and KRISTI HENSON DELCAMBRE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11TH day of FEBRUARY, 1994.

Robt S. Pol
Notary Public

My commission expires: 7/16/94

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02/25/1994-06217
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.00