

WARRANTY DEED

THE STATE OF ALABAMA, }
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Eight Thousand and 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, LYNN MARIE FAVERO, A SINGLE PERSON

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto MARY ELLEN BOWLING (herein referred to as GRANTEE(S).

heirs and assigns, the following described Real Estate, situated in the County of SHELBY and State of Alabama, to-wit:

Lot 61-A, according to the Survey of Southlake Townhomes First Addition, as recorded in Map Book 13, page 32, in the Probate Office of Shelby County, Alabama.

Subject to Property Taxes for the year 1994 and all subsequent years, not yet due and payable.

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

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

Inst # 1994-08854

03/18/1994-08854
08:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 136.50

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), her heirs and assigns FOREVER.

And GRANTOR(S) do she covenant with the said GRANTEE(S), her heirs and assigns, that she

lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that she has a a good right to sell and convey the same to the said GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 14th day of March

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WITNESS:
Judith M Brown

Lynn Marie Favero (L. S.)
LYNN MARIE FAVERO

(L. S.)

(L. S.)

(L. S.)

THE STATE OF ALABAMA, }
State at Large COUNTY.

I, Patricia R Edwards, a Notary Public in and for said State Alabama hereby certify that LYNN MARIE FAVERO, A SINGLE

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 21st day of January 1994
Patricia R Edwards
Notary Public.