

162148

04/04/1996-10919
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 15.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

SARA L. HOOVER
3513 WILDEWOOD DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY THOUSAND NINE HUNDRED and 00/100 (\$80,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, B. MATTHEW BENNETT and PATRICIA S. BENNETT A/K/A PATRICIA E. SHERER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SARA L. HOOVER, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 54, BLOCK 1, ACCORDING TO THE SURVEY OF WILDEWOOD VILLAGE, FIFTH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 165, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. A twenty foot building setback line from Wildewood Drive as shown by recorded plat.
3. A fifteen foot public utility easement on the rear of subject property as shown by recorded plat.
4. Restrictive Covenants in favor of Alabama Power as recorded in Real Book 78, Page 99.
5. Underground Agreement with Alabama Power Company as recorded in Real Book 78, Page 96.
6. Right of Way and Easement to Alabama Power Company as recorded in Deed Book 264, Page 28; Deed Book 315, Page 207 and Real Book 75, Page 683.
7. Right of Way and Easement to South Central Bell Telephone Company as recorded in Real Book 21, Page 308 and Real Book 21, Page 314.

\$76,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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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.

IN WITNESS WHEREOF, the said GRANTORS, B. MATTHEW BENNETT and PATRICIA S. BENNETT A/K/A PATRICIA E. SHERER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of March, 1996.


B. MATTHEW BENNETT


PATRICIA S. BENNETT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that B. MATTHEW BENNETT AND PATRICIA S. BENNETT A/K/A PATRICIA E. SHERER 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 22nd day of MARCH, 1996.


Notary Public

My commission expires: 7/14/98

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