

This instrument was prepared by:
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MARILEE DUKES
name
2902 DUBLIN DRIVE
address
HELENA, ALABAMA 35080

WARRANTY DEED

STATE OF ALABAMA Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$91,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. 1 or we, PAMELA E. AMMONS JOHNSON AND WIFE, SCOTT P. JOHNSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MARILEE DUKES

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 11, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1996.

EASEMENTS AND BUILDING SET BACK LINE AS SHOWN ON RECORDED MAP.

RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 166, PAGE 77; REAL VOLUME 174,

PAGE 781; REAL VOLUME 298, PAGE 900 AND REAL VOLUME 298, PAGE 945 as recorded in Real**
Agreement with Alabama Power Company for underground distribution

\$71500.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

**166, Page 64 and Real 167, Page 419.

Right of Way granted Alabama Power Company recorded in Real Volume 220, Page 449.

Inst # 1996-14681

05/06/1996-14681
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

TO HAVE AND HOLD to the said grantee, 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of April, 19 96

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that PAMELA E. AMMONS JOHNSON AND WIFE, SCOTT P. JOHNSON whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 30th day of April, A.D. 19 96

GENE W. GRAY, JR.

Notary Public