

Send Tax Notice To:
Melissa Goodwin
#12 3rd Avenue, Pine Grove Village
Shelby, Alabama 35143

This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Seventy Two Thousand Five Hundred Dollars (\$72,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **John W. May and wife, Frances G. May** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Melissa Goodwin, a married woman**, (herein referred to as Grantees, whether one or more) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, and the South Half of Lot 2 and Lots 11 and 12, in Block 10, according to the Survey of Second Addition to Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not due and payable until October 1, 1996.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 133, Page 53; Deed Book 177, Page 362; Deed Book 179, Page 340; and Deed Book 183, Page 382 in Probate Office of Shelby County, Alabama.
4. Title to minerals underlying caption lands with mining rights and privileges belonging there as reserved in Deed Book 205, Page 463 (South Half Lot 2); Deed Book 205, page 196 (Lot 1) and Deed Book 227, Page 372 (Lot 11) in Probate Office.
5. Rights acquired by Alabama Power Company recorded in Deed Book 52, Page 176 in Probate Office.
6. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

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06/11/1996-18864
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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NOTE: \$68850.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 7 day of June, 1996.

John W. May
JOHN W. MAY

Frances G. May
FRANCES G. MAY

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John W. May and wife, Frances G. May, whose names 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 date the same bears date.

Given under my hand and official seal, this the 7 day of June, 1996.

Kimberly M. Melton
Notary Public
My commission expires: 3-1-99

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06/11/1996-18864
09:38 AM CERTIFIED
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