

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED

Send Tax Notice To: Paul Foster Blackstone, Jr.

name

6025 Woodvale Court

address

Helena, AL 35080

STATE OF ALABAMA

Jefferson

COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

1996-30309
Inst

That in consideration of ONE HUNDRED FORTY ONE THOUSAND AND NO/100----- DOLLARS (\$141,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, or we, David B. Derryberry and wife, Sandra S. Derryberry

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Paul Foster Blackstone, Jr., Unmarried

(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 Woodvale, as recorded in Map Book 12, pages 21 & 22, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions, right of way to Colonial Pipeline, agreement with Alabama Power Company, 40 foot building line, and 40 Foot Easement, of record.

\$ 130,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-30309

09/13/1996-30309
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

TO HAVE AND HOLD to 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th day of September, 19 96

(Seal)

(Seal)

(Seal)

David B. Derryberry

David B. Derryberry
Sandra S. Derryberry

Sandra S. Derryberry

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that David B. Derryberry and wife, Sandra S. Derryberry 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 11th day of

September A.D. 19 96

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998