

WARRANTY DEED

THE STATE OF ALABAMA, }
Shelby, COUNTY.

One Hundred Sixty-Three Thousand,
Six Hundred & no/100-----
(\$163,600.00)

DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 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, James F. Karl and Tamara Karl, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Greg W. Ellis and Pamela R. Ellis (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 12A, according to the Resurvey of Lot 12, Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 20, page 117, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 130,850.00 of the purchase price recited above was

paid from a mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF OUR have hereunto set OUR hands and seal S, this 29th day of January, 1997
19_____

James F. Karl (L. S.)
Tamara Karl (L. S.)

(L. S.)

THE STATE OF ALABAMA, }
Shelby, COUNTY.

I, Julie J. Taylor, a Notary Public in and for said State Alabama hereby certify that James F. Karl and Tamara Karl, husband and wife whose names they 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 hand and official seal this 11th day of January, 19 97.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 23, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Julie J. Taylor
Notary Public

FOR RECORDING ONLY

Inst # 1997-04057

02/07/1997-04057
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 41.50