

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-21563

07/10/1997-21563

08:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NCD 21.25

WARRANTY DEED

1,000

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Marie Elizabeth Hall Faulk
BX 941
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and a promise to pay all outstanding indebtedness thereon, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Michael Francis White and wife Molette Broadhead White, of BX 333, Calera, AL 35040, do grant, bargain, sell, and convey unto Marie Elizabeth Hall Faulk, an unmarried woman, of BX 941, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, Block 5, according to the survey of Bermuda Hills, Second Sector, 3d addition, as recorded in Map book 9, page 46 of the Shelby County Probate Records. Mineral and mining rights excepted.

Subject to easements and restrictions of record, taxes due October 1, 1992, a mortgage in favor of Guaranty Federal S&L Assoc executed December 1985 and recorded in real volume 52, page 757; assigned in real volume 99, page 471; and further assigned in real volume 265, page 647, and last assigned in real volume 109, page 570, in the Shelby County Probate Office.

By accepting this deed, grantee agrees to assume the said mortgage and pay the debt thereby secured, according to the terms and conditions thereof.

Source of title: A deed to Michael F White and wife Molette White from David M Cook and wife Peggy A Cook executed 24 May 1991 and recorded 31 May 1991 at real book 34, page 257 of the Shelby County Probate Records. The grantors herein are the same person as the grantee therein.

The conveyed property forms no part of the homestead of the grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

We, Michael Francis White and wife Molette Broadhead White, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said property, 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 we will and our heirs, executors, and administrators shall warrant and defend the same to them.

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Inst # 1997-2661