

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-21567
07/10/1997-21567
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002nd MCD 26.95

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

7275
WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar -----
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee to the grantor, receipt whereof is hereby acknowledged, I or we,

T. A. Scharfenstein, Jr. and wife, Madeline Scharfenstein

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

Barbara Scharfenstein

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Our undivided one-half ($\frac{1}{2}$) interest in Lot 29, according to "Walter's Cove", First Sector as shown by subdivision map recorded in Map Book 5, page 22, in Probate Office of Shelby County, Alabama.

Subject to:

1. Restrictive covenants and conditions filed for record on June 19, 1967, in Deed Book 248, page 750, in the office aforesaid.
2. 60 foot building set back line as shown on recorded map of subdivision.
3. Flooding rights of Alabama Power Company, if any, as shown by Deed Book 52, on Page 98, in Probate Office and deed dated March 19, 1913, and recorded in Deed Book 238, page 512, in aforesaid office.
4. Advalorem taxes for the current year, due and payable October 1, 1975.

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of August, 1975

(SEAL)

T. A. Scharfenstein, Jr.

(SEAL)

(SEAL)

Madeline Scharfenstein
Madeline Scharfenstein

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. A. Scharfenstein, Jr. and wife, Madeline Scharfenstein

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 were made.

Given under my hand and official seal this 28th day of August, A.D. 1975

Dorothy Cannady