

08/12/1997-25494
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 191.00

Inst # 1997-25494

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JIMMIE R. RYAN
142 Chestnut Ridge
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTY THOUSAND DOLLARS and 00/100 (\$180,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID E. THOMAS AND WIFE and NONA C. THOMAS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JIMMIE R. RYAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 43, ACCORDING TO THE SURVEY OF HARVEST RIDGE, SECOND PHASE, AS RECORDED IN MAP BOOK 12, PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

~~Subject XXXX~~ SUBJECT TO:

1. The taxes for the year beginning October 1, 1996 and ending on September 30, 1997, which constitute a lien but which are not yet due and payable until October 1, 1997.
2. 75 foot building line as shown on recorded map.
3. Restrictions and covenants appearing of record in Shelby Real 189, Page 174; Volume 318, Page 1 and Volume 318, page 531.

TO HAVE AND TO HOLD Unto 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 GRANTEES, 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 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID E. THOMAS and NONA C. THOMAS, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of August, 1997.


DAVID E. THOMAS


NONA C. THOMAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID E. THOMAS; NONA C. THOMAS whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of August, 1997.


Notary Public

My commission expires: 7/14/98

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