

This instrument was prepared by:

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship)

Send Tax Notice To: Toni E. Goss

name

119 Sassafras Circle

address

Chelsea, Alabama 35043

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100----- DOLLARS (\$175,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles E. Hackett, Jr., a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Toni E. Goss, a single person

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 216, Second Sector, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 21, Page 93 A, B, & C, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and Ad Valorem taxes for the year 1998, which said taxes are not due and payable until October 1st, 1998.

This has never been the homestead of the Grantor. *CH*

Inst # 1998-29701

08/04/1998-29701
12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 59.50

\$ 125,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith. TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 29th day of July, 19 98

(Seal)

Charles E. Hackett Jr.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for the said County, in said State, hereby certify that Charles E. Hackett, Jr., whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 29th day of

July

A.D., 19 98

Claude M. Moncus

Notary Public