

\$ 115,000

Send Tax Notice to:
Mary A. Reed
2228 Tal-Brook Road
Birmingham, AL 35216

This instrument was prepared by:
✓ Roy F. King, Jr.
King, Drummond & Dabbs, P.C.
100 Centerview Drive, Suite 180
Birmingham, AL 35216

Inst # 1998-44134
11/09/1998-44134
08:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 126.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the undersigned, **Roy F. King, Jr., as Personal Representative of the Estate of Ben F. Teal, Deceased**, Case No. 163611 in the Probate Records of Jefferson County, Alabama (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **Mary A. Reed** (herein referred to as "Grantee"), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 22, Block 1, according to the Survey of Second Sector, Tal-Heim,
as recorded in Map Book 67, Page 20, in the Probate Office of
Jefferson County, Alabama

This conveyance is made subject to the following:

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable.
2. 35 foot building line, as shown by recorded map.
3. 5 foot Easement on Northwest, Southwest and South, as shown on recorded map.
4. Mineral and mining rights and rights incident thereto recorded in Volume 6144, page 359, in the Probate Office of Jefferson County, Alabama.
5. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 6833, page 337, in the Probate Office of Jefferson County, Alabama.
6. Easement for Alabama Power Company recorded in Volume 6818, page 422, and Volume 6819, page 816, in the Probate Office of Jefferson County, Alabama.

7. Any deficiencies in the quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Ben F. Teal was the surviving grantee in that certain deed recorded in Real 349, Page 565, the other grantee, Dorothy B. Teal, having died on or about October 11, 1987.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever. And Grantor does for itself, and for its successors and assigns, covenant with the said Grantee, her heirs, personal representatives and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances created by, through, or under Grantor except for matters, if any, of record; that the undersigned has a good right to sell and convey the same as aforesaid on behalf of Grantor (but no covenant is made respecting title); that Grantor will and the successors and assigns of Grantor shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the undersigned, on behalf of the said Grantor, who is authorized to execute this conveyance, has hereunto set his hand and seal, this the 30th day of October, 1998.

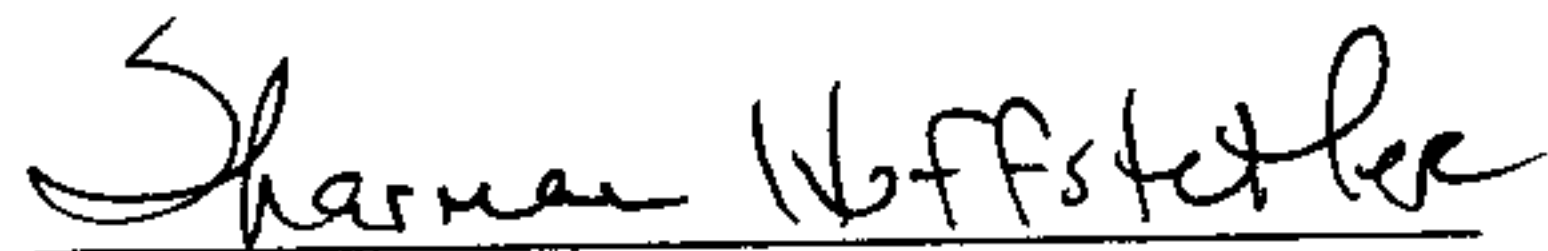


Roy F. King, Jr., as Personal Representative of the
Estate of Ben F. Teal, Deceased

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roy F. King, Jr., as Personal Representative of the Estate of Ben F. Teal, Deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily, and in the capacity stated, on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 1998.


NOTARY PUBLIC

(SEAL)

My Commission Expires:

Inst # 1998-44134
Sharon Huffstetter
Notary Public State of Alabama at Large.
My Commission Expires: Oct. 8, 2001

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