

This form furnished by: **Cahaba Title, Inc.**

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(205) 833-1571
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This instrument was prepared by:

(Name) Pelham Law Office

(Address) 3150 Highway 52 West

Pelham, AL 35124

Send Tax Notice to:

(Name) Charlotte J. Seals

(Address) 1628 Kings James Dr.

Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty, One Thousand Nine Hundred Dollars (\$81,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Arnetta J. Presley, a married person*

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

Charlotte J. Seals, 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 40, according to the Survey of Kingwood Townhomes, Phase Two, as recorded in Map Book 9 page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$81,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

This is not the homestead of the Grantor's spouse, Kenneth R. Hartley

Inst # 1999-33098

08/06/1999-33098

12:26 PM CERTIFIED

NOTARY JURIS D. PRESTON

9:30

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 30th day of July, 1999.

(Seal)

(Seal)

(Seal)


Arnetta J. Presley

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County }

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Arnetta J. Presley, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of July 1999

My Commission Expires: 2/25/2001


Notary Public