

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Melinda T. Roquet
1311 Berwick Circle
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$151,900.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JANE P. OSBORN, an unmarried woman**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **MELINDA T. ROQUET** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 75, according to the Survey of the First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, page 32, in the Probate Office of Shelby County, Alabama

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$ 121,520.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of March, 2000.


JANE P. OSBORN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JANE P. OSBORN, an unmarried woman**, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31ST day of March, 2000.


Notary Public

My Commission Expires: 11/20/2000

zroquet.txt

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04/05/2000-11128
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 39.00