

This instrument was prepared by

(Name) Merritt Rogers

6029

(Address) 1033 Frank Nelson Bldg., Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

One (\$1.00) Dollar and other good and valuable consideration and the assumption of that certain mortgage in favor of

That in consideration of Jefferson Federal Savings & Loan Association of Birmingham in the amount of \$49,097.73, which said mortgage is recorded in Mortgage Book 338, Page 398, in the Office of the Probate Court of Shelby County, Alabama, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Harry D. Ort and wife, Sandra D. Ort,

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

Bill B. Ingram, a single man,

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

Lot 8, in Block 2, according to the Survey of Indian Forest Estates, as recorded in Map Book 5, Page 134, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Grantors shall satisfy that certain mortgage from Harry D. Ort and wife, Sandra D. Ort, to G. A. C. Finance, Inc., of Alabama, which said mortgage is recorded in Mortgage Book 338, Page 489, in the Office of the Probate Court of Shelby County, Alabama.

BOOK 299 PAGE 315

19760615000055250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUN 15 AM 9:47
Bill Ingram
Judge of Probate

TO HAVE AND TO 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 GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 14 day of June, 1976.

(Seal) Harry D. Ort
(Seal) Sandra D. Ort
(Seal)

STATE OF ALABAMA
SHELBY COUNTY
I, Merritt Rogers, a Notary Public in and for said County, in said State, hereby certify that Harry D. Ort and wife, Sandra D. Ort, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 14 day of June, A. D., 1976.
Merritt Rogers
Notary Public