

NAME James J. Odom, Jr.

1035

ADDRESS 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Mtg 359-426

That in consideration Thirty Five Thousand and no/100----- DOLLARS

to the undersigned grantor Milton A. Gowins and wife, Lorena F. Gowins

in hand paid by The Protestant Episcopal Church in the Diocese of Alabama as Trustee for

Holy Spirit Episcopal Church

the receipt whereof is acknowledged

we

the said Milton A. Gowins and wife,

Lorena F. Gowins

do grant, bargain, sell and convey unto the said The Protestant Episcopal Church in the Diocese of

Alabama as Trustee for Holy Spirit Episcopal Church

the following described real estate, situated in

Shelby

County, Alabama,

to-wit: Lot 3, in Block 1, according to the Survey of Indian Springs Ranch, as recorded
in Map Book 4, Page 29, in the Office of the Judge of Probate of Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) A 200-foot building set back line fronting on Cahaba Valley Road and a 50-foot building set back line fronting on Arrowhead Lane, as shown by record plat; (3) Restrictions, conditions and limitations in Deed Book 195, Page 467, and amended in Deed Book 224, Page 436, which contain no reversionary clause; (4) Easements to Alabama Power Company in Deed Book 176, Page 71, Deed Book 176, Page 73, Deed Book 176, Page 75, Deed Book 198, Page 491, and Deed Book 225, Page 966; (5) Right of way to Shelby County, Alabama in Deed Book 135, Page 7.

\$127,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



19761104000106400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/04/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad M. Jordan

1976 NOV -4 AM 8:52

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~XX~~ (we) do, for ~~XXXXX~~ (ourselves) and for ~~XXX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XXX~~ (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 hand and seal s, this 2nd day of November, 19 76.

WITNESS:

Milton A. Gowins
Milton A. Gowins
Lorena F. Gowins
Lorena F. Gowins

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned

, a Notary Public in and for said County, in said State,

hereby certify that Milton A. Gowins and wife, Lorena F. Gowins

whose name s are signed to the foregoing conveyance, and who

are

know 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 2nd day of November A. D., 19 76.

Levine S. Cartell

Notary Public