

This instrument was prepared by

(Name) R. CLIFFORD FULFORD ²⁵³⁴

(Address) 1522 City Federal Building, 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:

That in consideration of One Dollar and no/one hundredths Dollars (\$1.00) and the love and affection Allen T. Ledbetter has for his wife Bobbie D. Ledbetter

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ALLEN T. LEDBETTER and his wife BOBBIE D. LEDBETTER

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

BOBBIE D. LEDBETTER (being one of the grantors)

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

Lot 2 according to the map of Indian Crest Estates as recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama. Minerals and Mining rights excepted.

Subject to easements and restrictions of record referred to in the certain deed recorded January 26, 1971 at BOOK 265 PAGE 840 in the Probate Office of Shelby County, Alabama.

Grantee assumes that certain mortgage to EVA L. DUNCAN, an unmarried woman, recorded December 8, 1976 at BOOK 360 PAGE 331 in the Probate Office of Shelby County, Alabama.

BOOK 303 PAGE 42



19761229000125480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1976 12:00:00AM FILED/CERT

1976 DEC 29 11:10:39
Deed 24.50
Conveyance
JUDGE OF PROBATE
STATE OF ALABAMA
THIS INSTRUMENT WAS FILED

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 _____ day of December, 1976...

..... (Seal)

Allen T. Ledbetter (Seal)
ALLEN T. LEDBETTER

..... (Seal)

Bobbie D. Ledbetter (Seal)
BOBBIE D. LEDBETTER

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen T. Ledbetter and his wife Bobbie D. Ledbetter whose name s 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 _____ day of December, A. D., 19 76

Henry B. Barrow
Notary Public.