

This instrument was prepared by

(Name) Wilma Wells 5649

(Address) 1031 So. 21st Street, Birmingham, Alabama, 35205

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 Seventeen Thousand Dollars and No/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder, partner doing business as Deerwood Lake, a Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Louise Yielding, an unmarried woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Lot 28, according to Map of DEERWOOD - LAKE, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The within described property is conveyed subject to the following:

1. Taxes for 1977 and subsequent years.
2. Restrictive covenants and conditions filed for record on August 1, 1974, in Misc. Book 9, Page 432.
3. Utility easements as shown on recorded map of said subdivision.
4. Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in Probate Office.
5. Easement to Plantation Pipe Line Company dated August 18, 1941, and recorded in Deed Book 112, Page 329, Probate Office, across SW $\frac{1}{4}$ of Sec. 18, Twp. 19, R-2-E.
6. Easements to Colonial Pipe Line Company dated Sept. 20, 1962, and recorded in Deed Book 222, Page 475, and dated April 19, 1971, and recorded in Deed Book 267, Page 333, in Probate Office, across SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 18, Twp. 19, R-2-E.
7. Restrictions as shown on Map of said subdivision.
8. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated April 18, 1975, and recorded in Deed Book 292, Page 353.
9. Permit to South Central Bell Telephone Company, dated June 14, 1976, and recorded in Deed Book 299, Page 702.

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 16th day of February, 1977



19770217000015090 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/17/1977 12:00:00AM FILED/CERT

(Seal)

(Seal)

(Seal)

DEERWOOD LAKE,
an Alabama General Partnership

John B. Davis, General Partner (Seal)

H. M. Davis, Jr., General Partner (Seal)

Ted A. Holder, General Partner (Seal)

STATE OF ALABAMA

XXXXXX COUNTY XXXX

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A.D. 19____

(See acknowledgment on back of deed)

ry Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ted A. Holder, H. M. Davis, Jr. and John E. Davis, whose names as general partners of Deerwood Lake, an Alabama General Partnership, 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 said conveyance, they, as such general partners, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 16th

DAY OF February 1977.

Scotty B. Davis
NOTARY PUBLIC

My Commission expires 11/9/80

STATE OF ALABAMA
SHELBY COUNTY
THIS INSTRUMENT WAS FILED

1977 FEB 17 AM 8:49

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec: 4.00
Fee: 4.00
Deed Tax 17.00
22.00



19770217000015090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/17/1977 12:00:00AM FILED/CERT

RETURN TO: Davis & Major, Inc.
1031 So. 21st St.
Birmingham, Ala 35205

John B. Davis, a partner;
H. M. Davis, Jr., partner and
Ted A. Holder, partner doing
business as Deerwood Lake,
a Partnership TO

LOUISE YIELDING

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$