

(Name) Dorothy B. Davis

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

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand & 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,
partners doing business as Deerwood Lake, a partnership.

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

Eric Egea and wife, Marie Claude Egea

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 20, according to Map of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

The within described property is conveyed subject to:

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. Restrictions as shown on map of said subdivision.
6. Transmission line permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. dated April 18, 1975, and recorded in Deed Book 292, Page 353.
7. Permit to South Central Bell Telephone Co. dated June 14, 1976, and recorded in Deed Book 299, Page 702, in Probate Office.



19770511000045120 1/2 \$.00
Shelby Cnty Judge of Probate,AL
05/11/1977 12:00:00AM FILED/CERT

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 10th

day of May, 1977.

DEERWOOD LAKE,
an Alabama General Partnership

Davis & Major, Inc.
1031 So. 21st Street
Birmingham, Ala. 35205

John B. Davis, General Partner (Seal)
H. M. Davis, Jr., General Partner (Seal)
Ted A. Holder, General Partner (Seal)

XS DAVE X OF X A K K B X U L K

XIPEHET AXE KINOYDEGEYUKET

I, _____, a Notary Public and for said County of _____
 do hereby certify that _____
 signed the foregoing document and that _____
 acknowledged to me that he executed the same for the purposes
 and content of the foregoing document. _____
 Notary Public for the State of _____
 My Comm. Expires _____

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 B. 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 May 1977.

Lois B. Davis
Notary Public

My comm. exp. 11/9/80

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

1977 MAY 11 AM 10:04

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

<i>Deed Tax</i>	<i>19.00</i>
	<i>4.00</i>
<i>Index</i>	<i>1.00</i>
	<i>24.00</i>

BOOK 305 PAGE 318

19770511000045120 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/11/1977 12:00:00AM FILED/CERT

RETURN TO:

John B. Davis, H. M. Davis, Jr.,
Ted A. Holder, a partnership
d/b/a Deerwood Lake

TO

Eric Egea and Marie Claude
Egea

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$