

This instrument was prepared by

(Name) Ralph Sanderson, Jr.

(Address) P.O. Box 266, Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED- LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, *6.400*

That in consideration of One Thousand - - - - - DOLLARS,
and other good and valuable consideration,

to the undersigned grantor, Ralph Sanderson Realty Company, Inc. a corporation,
in hand paid by Eirene C. August

the receipt of which is hereby acknowledged, the said Ralph Sanderson Realty Company, Inc.

does by these presents, grant, bargain, sell and convey unto the said Eirene C. August

the following described real estate, situated in Shelby County, Alabama.

Lot 19-A, according to a resurvey of lots 14, 15, 16, 17, 18 and 19,
Indian Valley, Third Sector, according to the plat thereof recorded
in Map Book 5, Page 129, of the records in the Office of the Judge of
Probate Court of Shelby County, Alabama.

Subject to:

Taxes due in the year 1977.

Easements, restrictions, and rights-of-way of record.

Mineral and mining rights and rights incident thereto excepted.

Mortgage to Birmingham Trust National Bank in the principal amount of \$48,000
recorded in Real Book 368, Page 456 in the Office of the Probate Judge of Shelby
County, Alabama.

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Shelby Cnty Judge of Probate, AL
12/08/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Eirene C. August

her heirs and assigns forever.

And said Ralph Sanderson Realty Company, Inc.
and assigns, covenant with said Eirene C. August

does for itself, its successors

her
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors
and assigns shall, warrant and defend the same to the said Eirene C. August, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ralph Sanderson Realty Company, Inc.

by its

Vice President, Ralph Sanderson, Jr
has hereto set its signature and seal, this the 15th

, who is authorized to execute this conveyance,
day of September, 19 77.

ATTEST:

STATE OF Alabama
COUNTY OF Shelby

Secretary

By

Vice President

I, Mary B. Headley
said State, hereby certify that Ralph Sanderson, Jr.
whose name as Vice President of Ralph Sanderson Realty Company, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer, and with full authority,
executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 15th day of September, 19 77.

Notary Public

My commission expires Aug. 3, 1981