This instr[redacted] was prepared by [redacted] [redacted]

(Name) W. Howard Donovan, III 98

(Address) 1407 City Fed. Bldg. Bham,Al

JEFFERSON LAND TITLE SERVICES CO. INC.

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Nine Thousand Five Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jasper R. Burks, Jr. and wife, Sherlyn P. Burks

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

Darrell A. Nance and Susan K. Farley

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

Lot 23, Block 5, according to Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83 in the Probate Office of Shelby County, Alabama.

BOOK 319 PAGE 871

Subject to:
1. All assessments and taxes for the year 1979 and all subsequent years, which said taxes for 1979 are a lien, but not due and payable until October 1, 1979.
2. Building setback line of 35 feet from Canterbury Road, as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including a 15 foot easement at the Southeast side of subject lot.
4. Restrictions, covenants and conditions as shown by instrument recorded in Deed Book 272, Page 322 in said Probate Office.
5. Transmission Line Permit to Alabama Power Company dated November 17, 1939, recorded in Deed Book 108, Pg. 379 in Probate Office.

CONTINUED ON REVERSE SIDE

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set ~~my~~ (our) hand(s) and seal(s) this 31st day of May, 19 79.

19790604000068690 1/2 $.00
Shelby Cnty Judge of Probate,AL
06/04/1979 12:00:00AM FILED/CERT

(SEAL) Jasper R. Burks, Jr. (SEAL)

(SEAL) Sherlyn P. Burks (SEAL)

(SEAL) (SEAL)

STATE OF Alabama
Jefferson COUNTY } General Acknowledgment

I, W. Howard Donovan, III, a Notary Public in and for said County, in said State, hereby certify that Jasper R. Burks, Jr. and wife, Sherlyn P. Burks

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 31 day of May, A.D. 19 79.

Notary Public
W. Howard Donovan, III

Form Ala. 30

Skinner Large & Donovan 1407-16 City Fed. Bldg. Bham - 35203

CONTINUED FROM FRONT SIDE

$37,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

Jasper R. Burks, Jr. and Jasper Randolph Burks are one in the same.

BOOK 319 PAGE 872

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
1979 JUN -4 AM 9 54

JUDGE OF PROBATE

See Mtg. 392-311
Deed tax - 200
Rec. 300
Ind. 100
600

Return to: SKINNER, LARGE & DONOVAN
ATTORNEYS AT LAW
1407-16 CITY FEDERAL BLDG.
BIRMINGHAM, ALABAMA 35203

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

JEFFERSON LAND TITLE SERVICES CO., INC.

Recording Fee $
Deed Tax $ $

This form furnished by

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
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