This instrument was prepared by

(Name) William J. Wynn 1076

(Address) 621 City Federal Building, Birmingham, Al. 35203

WARRANTY DEED— LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

19790625000078910 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/25/1979 12:00:00AM FILED/CERT

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

That in consideration of Forty Thousand Three Hundred Ninety Eight & 57/100 Dollars
($32,698.57 being in form of mortgage assumed)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James R. Stutts & Wife, Marilyn C. Stutts and Sharon S. Gordon, an unmarried woman

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

Martha Waite Snider, George W. Snider & Sharon S. Gordon

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

Unit "B", Lot 2, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama; more particularly described as follows: Commence at the most Easterly corner of said Lot 2, thence in a Northwesterly direction along the Northeast line of said Lot 2 for a distance of 41.36 feet, thence 90° left in a Southwesterly direction for a distance of 20.26 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the front of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "A" and "B"; thence continue in a Southwesterly direction along the center line of fence, party wall and fence, common to Units "A" and "B", a distance of 68.24 feet to the intersection of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Northwesterly direction along the center line of last described wood fence for a distance of 23.80 feet to the intersection with a wood fence common to Units "B" and "C", thence right in a Northeasterly direction along the center line of the fence, party wall and fence common to Units "B" and "C", a distance of 68.51 feet to the intersection with the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 24.01 feet to the point of beginning.

BOOK 320 PAGE 286

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Rights of way, restrictions, covenants, conditions and agreements of record.
3. Mortgage of Johnson, Rast & Hays Co., as recorded in Volume 337, page 821, which grantees assume and agree to pay.

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 20 day of June, 1979.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1979 JUN 25 AM 9 11
JUDGE OF PROBATE

Deed 8.00
Rec. 2.50
Ind. 1.00
11.50

(Seal) James R. Stutts (Seal)
JAMES R. STUTTS
(Seal) Marilyn C. Stutts (Seal)
MARILYN C. STUTTS
(Seal) Sharon S. Gordon (Seal)
SHARON S. GORDON

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Stutts, Marilyn C. Stutts & Sharon S. Gordon 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 20 day of June, A. D., 1979

William J. Wynn
Notary Public

William J. Wynn
621 City Federal Bldg., Bha , 35203