

This instrument was prepared by

(Name) James F. Burford, III
Suite 200, 500 Hoover Plaza
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Birmingham, Alabama 35226

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



19800110000004560 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/10/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Three Thousand and No/100 (\$23,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Irvin N. Howell and wife, Betty L. Howell

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

JoeEd, Inc.

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

Shelby County, Alabama, to-wit:

Lot 3, according to Map of Bentwood Estates, as recorded in Map Book 7, Page 168, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

Taxes for 1980 and subsequent years.

Transmission line permits in favor of Alabama Power Company recorded in Deed Book 220, Page 53, and in Deed Book 234, Page 863, in Probate Office.

Subject to those certain restrictions contained in the Will of Ana Kenda Jones, as recorded in Will Record 44, Page 180, in said Probate Office.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Restrictions as shown in deed recorded in Deed Book 315, Page 66, in Probate Office.

Restrictions shown on map recorded in Map Book 7, Page 168, in the Probate Office of Shelby County, Alabama, as follows: This subdivision is to provide for the construction of single-family residences only. Also, Lots 1, 2, and 3 may not further be subdivided at any date in the future.

50-foot building set back line as shown on recorded map.

Utility easement as shown on recorded map.

\$23,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 7th day of January, 1980.

Rec 1.50
Jud 1.00
2.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1980 JAN 10 AM 9:36

(Seal)

Thomas A. Shoulen, Jr.

JUDGE OF PROBATE

(Seal)

Irvin N. Howell

IRVIN N. HOWELL

(Seal)

BETTY L. HOWELL

Betty L. Howell

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, James F. Burford, III

hereby certify that Irvin N. Howell and wife, Betty L. Howell

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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January

1980

James F. Burford, III

Notary Public