

THIS INSTRUMENT PREPARED BY:

NAME: D. Murphy

ADDRESS: 8 Penn Center, Phila., PA 19103

Send Tax Notice To:

Anthony C Pitts
141 South View DR
Bowie, MD 20848

STATE OF ALABAMA }

COUNTY }

SALES PRICE 269 000

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY, Trustees under Declaration of Trust dated March 1, 1990**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto
ANTHONY C. PITTS

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

Lot 10, according to the Survey of South Pointe, 9th Sector, Phase 2, as recorded in Map Book 16, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1997.

30 FOOT BUILDING SET BACK LINE AS SHOWN BY RECORD PLAT.

MINERAL AND MINING RIGHTS RECORDED IN REAL VOLUME 379, PAGE 873.

RESTRICTIONS APPEARING OF RECORD IN INSTR# 1992-15653 AND AS SHOWN BY RECORD PLAT.

\$242,100.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1996-33575

10/08/1996-33575
02:08 PM CERTIFIED

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 1st day of

October, 1996

(Seal)

(Seal)

(Seal)

Terrell R. Johnson (Seal)
and
Joseph T. Hartman (Seal)

Trustees under Declaration of Trust
dated March 1, 1990

STATE OF PENNSYLVANIA }

Philadelphia COUNTY }

General Acknowledgment

I, John Swierz, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson and Joseph T. Hartman, Trustees under Declaration of Trust dated March 1, 1990, whose name(s) is/are signed to the foregoing conveyance, and who is/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 1st day of October, 1996, A.D.,

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John Swierz
Notary Public

JOHN SWIERZ
COMMONWEALTH OF PENNSYLVANIA
COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES JULY 8, 1998

Inst # 1996-33575