

8735

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable considerations, to the undersigned grantors, Philip J. Kyser and wife, Vera Mae Kyser, in hand paid by Fitzgerald Associates, Inc., an Alabama Corporation, the receipt whereof is acknowledged, we, the said Philip J. Kyser and wife, Vera Mae Kyser, do grant, bargain, sell and convey unto the said Fitzgerald Associates, Inc., an Alabama Corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

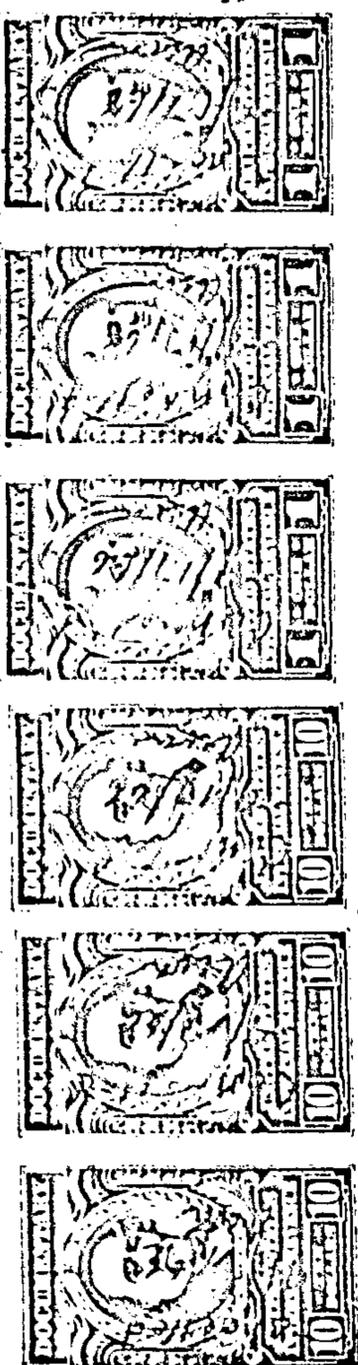
All of that entire property in the West 1/2 of Northwest 1/4, Section 20, Township 22 South, Range 3 West, Shelby County, Alabama, described as "Country Club Estates", consisting of Sixty-one (61) lots in Blocks numbered One through Five, as the same is shown on a map of said Subdivision recorded in Map Book 5, Page 4, in the Probate Office of Shelby County, Alabama, together with any and all other rights, including rights of reversionary interest, rights to vacate and dedicate ways, streets, easements and restrictions as the same and other rights are vested in Grantors.

Subject to the following:

- a. Mortgage in the original amount of \$12,000.00 from Philip Kyser and wife, Vera Mae Kyser, dated May 22, 1965, filed June 1, 1965, in the Office of the Judge of Probate, Shelby County, Alabama, in Mortgage Book 288 at Page 345, which Purchaser assumes and agrees to pay.
- b. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company from Philip Kyser and wife, Vera Mae Kyser, recorded in the Office of the Probate Judge, Shelby County, Alabama, in Deed Book 235 at Page 633.
- c. Right-of-way deed for public road from Philip Kyser and wife, Vera Mae Kyser, to Shelby County, Alabama, dated May 11, 1965, in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 237 at Page 385, and Deed Book 242, at Page 124.
- d. Restrictions on Country Club Estates recorded in said Probate Office in Book 235 at Page 1.

TO HAVE AND TO HOLD, to the said Fitzgerald Associates, Inc., its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Fitzgerald Associates, Inc., its successors and assigns, that we are lawfully



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seized in fee simple of said premises; that they are free from all encumbrances except as hereinabove stated, and except ad valorem taxes for the year 1966, which Sellers agree to pay for 1966 only; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Fitzgerald Associates, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of September, 1966.

Philip J. Kyser (SEAL)
Philip J. Kyser

Vera Mae Kyser (SEAL)
Vera Mae Kyser

STATE OF ALABAMA)

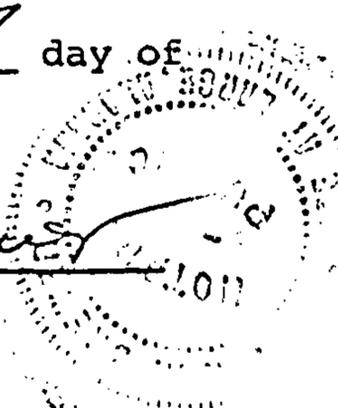
JEFFERSON COUNTY)

I, John H. Brewer, a Notary Public in and for said County, in said State, hereby certify that Philip J. Kyser and his wife, Vera Mae Kyser, whose names 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 17 day of September, 1966.

John H. Brewer
Notary Public

MY COMMISSION EXPIRES JULY 9, 1967.



STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
9-20 1966

RECORDED & \$ 30.00 MTG. TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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