

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED FIFTY and NO/100 - - - - - DOLLARS**
and execution of purchase money mortgage in amount of \$3,500.00

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

C. T. WALTERS and wife, GLADYS F. WALTERS

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

D. DeLEON SWINDLE

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

Lot 13, according to "Walters Cove" First Sector, as shown by
subdivision map recorded in Map Book 5, Page 22, in the Probate
Office of Shelby County, Alabama.

Subject to: Restrictions and conditions appearing of record in
Deed Book 248, Page 750, in the Probate Office of Shelby County,
Alabama; 60 foot building set-back line along Lake Circle; Subject
to flooding rights of Alabama Power Company, if any, as shown by Deed
Book 52, Page 98, dated March 19, 1913, and as shown by Deed Book 238,
Page 512, which last mentioned deed gives the Alabama Power Company
the right to flood, cover with or surround the land should the river,
or its tributaries, be raised and backed up to that certain datum plane
of 397 feet above mean sea level as established by the U. S. Coast
and Geodetic Survey, as adjusted in January 1955; and the right to flood,
cover or surround with water that portion of the lands which lie above
such datum plane and which would be flooded, covered with or surrounded
by such waters should such river, or its tributaries, be raised and
backed up to that certain datum plane of 400 feet above such mean sea
level.

STATE OF ALABAMA
NOTARY PUBLIC
1968 FEB 13 PM 6:00
REC. BK. & PAGE AS SPECIFIED
CONFIRMED
JUDGE OF PEACE

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) 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 **6th**
day of **February**, 19 **68**.

C. T. Walters
(C. T. Walters) (Seal)

Gladys F. Walters
(Gladys F. Walters) (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State,
hereby certify that **C. T. Walters and wife, Gladys F. Walters**
whose name **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 **6th** day of **February**, A. D., 19 **68**

Margaret Scruggs
Notary Public.