

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 15, 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: Restrictive covenants and conditions recorded in Book 248, Page 750, in the Probate Office of Shelby County, Alabama; 60 foot building set-back line along Lake Circle and Walters Drive; 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 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 ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1968 FEB 13 PM 1:08
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora J. McArthur
JUDGE OF PROBATE

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 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, 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, 1968.

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

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

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, 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 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 6th day of February, A. D., 1968

Margaret Scruggs
Notary Public.