

Warranty Deed-Realty Title Company, Agents for Title Insurance Corporation of St. Louis

Douglas Corretti  
of CORRETTI, NEWSOM & ROGERS, Attys.  
302 Frank Nolen Building  
BIRMINGHAM, ALABAMA

State of Alabama

SHELBY COUNTY AND JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Nine thousand and no/100 - - - - - DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantors Harland L. Radue and wife, Jo Ann B. Radue in hand paid by Harold William Cullen

the receipt whereof is acknowledged we the said Harland L. Radue and wife, Joe Ann B. Radue

do grant, bargain, sell and convey unto the said Harold William Cullen

the following described real estate, situated in Shelby County and Jefferson County, Alabama, to-wit:

Lots 51 and 52, according to the Map of First Addition to River Estates, as recorded in Map Book 4, page 72, in the Probate Office of Shelby County, Alabama, and Map Book 64, page 76, in the Probate Office of Jefferson County, Alabama.

- Subject to ad valorem taxes for tax year, 1969;
- Subject to restrictions as recorded in Volume 231, page 910, in the office aforesaid, Shelby County;
- Subject to easement and building line as shown by recorded plat;
- Subject to easements to Alabama Power Company as shown by instruments recorded in Volume 2756, page 67; Volume 3596, page 90; Volume 6657, page 44 and Real Volume 52, page 103, in the Probate Office of Jefferson County, Alabama;
- Subject to easements to Alabama Power Company & Southern Bell Telephone & Telegraph Co. as recorded in Volume 6752, page 497; Volume 6783, page 866, in the Probate Office of Jefferson County, Alabama, and Volume 221, page 726, in the Probate Office of Shelby County, Alabama;
- Subject to mineral and mining rights and rights incident thereto as shown by instrument recorded in Volume 4, page 542, in the Probate Office of Shelby County, Alabama;
- Subject to right of way to Shelby County as recorded in Volume 216, page 31, in the Probate Office of Shelby County, Alabama;
- Subject to easements to Alabama Power Company as recorded in Volume 218, page 58; Volume 218, page 381, in the Probate Office of Shelby County, Alabama.
- Subject to mortgage from Harland L. Radue and wife, Jo Ann Radue, to Home Federal Savings & Loan Association recorded in Real Volume 63, page 788, in the Probate Office of Jefferson County, Alabama, and Volume 290, page 809, in the Probate Office of Shelby County, Alabama, which said mortgage the grantees herein expressly agrees to assume and to pay according to its terms and conditions.

TO HAVE AND TO HOLD, To the said Harold William Cullen, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Harold William Cullen, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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

Harold William Cullen, his

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 1st day of November, 1968.

WITNESSES:

Douglas Corretti

Harland L. Radue (Seal.)  
 Harland L. Radue  
 Jo Ann B. Radue (Seal.)  
 Jo Ann B. Radue  
 \_\_\_\_\_ (Seal.)  
 \_\_\_\_\_ (Seal.)

BOOK 255 PAGE 654

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

REAL 474 PAGE 524

NOV 7 4 12 PM '68

RECORDED - MORTG. TAX  
& S. DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*[Signature]*  
NOTARY PUBLIC

WARRANTY DEED

TO

CORRETTI, NEWSON & ROGERS, ATTYS  
FRANK NELSON BLDG. 251-1166  
BIRMINGHAM, ALA. 35202

*Harland L. Radue*

*Jo Ann B. Radue*

*Harold W. Radue*

900 Realty Title Company  
1155 2025 4th Avenue North  
1015 Birmingham, Alabama

State of ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Harland L. Radue and wife, Jo Ann B. Radue,  
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 1st day of November, 1968.

*[Signature]*  
Notary Public

My Commission Expires February 15, 1969

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1968 NOV 14 AM 9:51  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

655  
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BOOK 2009