

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 2010 City Federal Bldg., Birmingham, Ala.

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$18,000.00 by execution of a Purchase Money Mortgage and ~~REDEMPTION~~
\$3,000.00 cash

to the undersigned grantor James B. Davis and wife, Bobbie H. Davis

in hand paid by Spina Enterprises, Inc.

the receipt whereof is acknowledged we the said James B. Davis and wife,
Bobbie H. Davis

do grant, bargain, sell and convey unto the said Spina Enterprises, Inc., a corporation

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lots 3, 4, 8, 26, 31 and 32, according to the Survey of Indian Hills, 1st
Sector, as recorded in Map Book 4, Page 81, in the Office of the Judge of
Probate of Shelby County, Alabama.

Subject to:

1. Taxes for year 1969.
2. Restrictive covenants in Deed Book 234, Page 304 in Probate Office.
3. 50 foot building set back line as shown by recorded plat.
4. Title to minerals underlying caption lands with mining rights and privileges
belonging thereto as described in Deed Book 127, Page 140.
5. Easements as shown by recorded plat.
6. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph
Company, in Deed Book 228, Page 165.
7. Rights claimed under the water company agreement, recorded in Deed Book 229,
pages 109-115 in Probate Office.

TO HAVE AND TO HOLD, To the said Spina Enterprises, Inc., a corporation, its
successors
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Spina Enterprises, Inc., its
successors
heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all
encumbrances; except as set forth above;

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 Spina Enterprises, Inc., its
successors
heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s
this 13th day of January Feb. , 19 69

WITNESSES.

Charles A. J. Beavers
Charles A. J. Beavers

James B. Davis (Seal.)
Bobbie H. Davis (Seal.)
Bobbie H. Davis (Seal.)
Bobbie H. Davis (Seal.)

See Affidavit filed Book 208 Page 942

FOR DEPOSIT ONLY
BEAVERS, SHARRON & HARRISON
SPECIAL
Return To: CITY NATIONAL BANK

WARRANTY DEED

STATE OF ALABAMA,
County.

21.00
1.41
22.41

Judge of Probate

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Alabama

State of ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B. Davis and wife, Bobbie H. Davis 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 13 day of January Feb. A.D., 19 69.

Sharon Beavers
Notary Public.

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

STATE OF ALA. SHERIFF'S CO.
NOTARY PUBLIC
1969 FEB 17
U.C.C. FILE NUMBER
NOT. DIST. & PAGE AS S
Came by 2nd
JUDGE OF PROBATE

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of , 19

Notary Public

69 256 8008