

This instrument was prepared by

(Name).....Martha Robbins

(Address).....3040 Montgomery Highway, Birmingham, Alabama

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 FIVE THOUSAND, FIVE HUNDRED DOLLARS - - - - -

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

AUGUST LEONARD ARMSTRONG and wife, MERLE S. ARMSTRONG

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

WILLIAM G. KRESHKA and EDNA DAKIS

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

Lot 23, 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 filed for record on June 19, 1967, and recorded in Deed Book 248, Page 750. Sixty-foot building set back line from and along Walter's Drive. Transmission line permit to Alabama Power Company dated March 19, 1913, recorded in Deed Book 52, Page 98. Subject to the flooding rights of Alabama Power Company, if any. The title to $\frac{1}{2}$ interest to minerals underlying caption lands with mining rights and privileges belonging thereto.

STATE OF ALABAMA
SHELBY COUNTY
1970 JUL -2 PM 8:59
U.C. FILE NUMBER 02
REC. EX. & FILE AS SHOWN ABOVE
Conf. in Probate
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 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) will 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 30th day of May, 1970.

(Seal)
(Seal)
(Seal)

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

F. E. Richardson, a Notary Public in and for said County, in said State, hereby certify that August Leonard Armstrong & Merle S. Armstrong 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 30th day of May, A. D., 1970.

(Seal)
Notary Public.