

This instrument was prepared by

(Name) Elaine H. Connell

(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 AND NO/100 DOLLARS

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

PAUL W. GREEN and wife, MARIANNA P. GREEN

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

GEORGE JUNEMAN

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

Lot 21 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: Easement and building line as shown by recorded map. Restrictions Covenants contained in Volume 248, Page 750, in the Probate Office of Shelby County, Alabama. Easement to Alabama Power Company recorded in Volume 52, Page 98, in said Probate Office.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1970 JUL - 8 PM 12:22
U.C.C. FILE NUMBER GR 105VE
U.C.C. FILE AS SHOWN ABOVE
D.C. BK. & PAGE
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 2nd day of July, 1970

(Seal)

Paul W. Green (Seal)
Marianna P. Green (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 PAUL W. GREEN and wife, MARIANNA P. GREEN whose name is 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 2nd day of July, A. D., 19 70

Elaine H. Connell
Notary Public.

BOOK 232