

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 FOUR THOUSAND FIVE HUNDRED 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,

EMMETT W. CLOUD and wife, MARGARET B. CLOUD,

(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 20, according to "Walter's 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 June 19, 1967, and dated May 22, 1967, and recorded in Deed Book 248, Page 750. Sixty-foot building line along Walters Drive. Subject to the flooding rights of Alabama Power Company, if any. Transmission Line permit to Alabama Power Company dated March 19, 1913 and recorded in Deed Book 52, Page 98.

STATE OF ALABAMA  
COUNTY OF SHELBY  
RECORDED  
OCT-9 PM 12:01  
INDEXED  
450  
U.C.C. FILE NUMBER  
REC. BK. & PAGE AS SHOWN ABOVE  
General Acknowledgment

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 5th day of October, 1970.

(Seal)

(Seal)

(Seal)

Emmett W. Cloud (Seal)

Margaret B. Cloud (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 EMMETT W. CLOUD and wife, MARGARET B. CLOUD 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 5th day of October, A. D., 1970.

Elaine H. Connell  
Notary Public.

BOOK 264 PAGE 285