State Of Alabama,

JEFFERSON

County

Know All Men by These Presents,

In Consideration Of Eleven Thousand Nine Hundred Twenty-Three and 61/100 (\$11,923.61)

to the undersigned grantor William F. Clark III

in hand paid by

Frank E. Lankford

the receipt whereof is acknowledged

the said William F. Clark III, an unmarried man,

do

Grant, Bargain, Sell and Convey unto the said

Frank E. Lankford

the following described real estate, situated in Shelby

County, Alabama, to-wit:

Lot 1 in Butte Woods Ranch Addition to Altadena Valley located in the NW 1/4 of NW 1/4 of Section 3, Township 19 South, Range 2 West, and in the NE 1/4 of NE 1/4, the SE 1/4 of NE 1/4 and the SW 1/4 of NE 1/4 of Section 4, Township 19 South, Range 2 West, according to map as recorded in Map Book 5 on page 1 in the Probate Office of Shelby County, Alabama; minerals and mining rights excepted; SUBJECT TO:

1. Taxes due October 1, 1971;

2. Restrictive covenants and conditions filed for record on 14th September, 1964 and recorded in Deed Book 232, page 296; and 30th November, 1965 and recorded in Deed Book 240, page 89;

3. Building set back line of 35 feet from front of lots as shown on recorded

map of Subdivision;

4. Title to minerals underlying caption property with mining rights and privileges thereto belonging;

5. 10-foot perimeter easement as shown on recorded map of subdivision; 6. Transmission line permits to Alabama Power Co. recorded in Deed Book

234, page 481, and Deed Book 232, page 724, and Deed Book 238, page 96;

7. Mortgage from William F. Clark III, an unmarried man (surviving husband of Josephine Martin Clark) to City Federal Savings & Loan Assn. dated August

3, 1966, and recorded in M. Book 302, page 252;

19710317000010050 1/2 \$.00 Shelby Cnty Judge of Probate, AL 03/17/1971 12:00:00 AM FILED/CERT

Wo Have And To Hold, to the said Frank E. Lankford, his

heirs, assigns and successors forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Frank E. Lankford, his

heirs, assigns and successors, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above noted;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Frank E. Lankford, his heirs, assigns and successors forever, against the lawful claims of all persons.

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