

This instrument was prepared by

(Name) Malcolm L. Wheeler

(Address) 610 Massey Building, 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 One Hundred and no/00 (\$100.00) DOLLARS.  
and other good and valuable considerations,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~and~~  
or we, Fred L. McDaniel and wife, Eleanor W. McDaniel

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

Louis S. Opielski

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

Lot 3 in Block 3, First Addition to Indian Hills Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. 1971 Ad valorem taxes
2. Restrictive covenants recorded in D. Book 247, Page 323.
3. 40-foot set-back line from Indian Hill Road.
4. Utility easement as shown on recorded plat of subdivision.
5. Agreement relating to water system shown by instruments recorded in Deed Book 229, Page 112, and Deed Book 229, Page 109.
6. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 238, Page 385, and Deed Book 239, Page 538.
7. Line permit to Alabama Power Company recorded in Deed Book 179, Page 380, in Probate Office.
8. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.



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Shelby Cnty Judge of Probate, AL  
04/07/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (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 6<sup>th</sup>

day of April, 19 71.

STATE OF ALABAMA  
SHELBY COUNTY  
JUL 10 1971  
REC. BK. & PAGE AS SHOWN  
U.C.C. FILE NUMBER  
INDEXED  
FILED  
FRED L. McDaniel  
ELEANOR W. McDaniel  
(Seal)  
(Seal)  
(Seal)

Fred L. McDaniel (Seal)  
Eleanor W. McDaniel (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 Fred L. McDaniel and wife, Eleanor W. McDaniel, 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 6<sup>th</sup> day of April, A. D., 1971.

E. L. Watkins

Notary Public.