

This instrument was prepared by

(Name) Elaine H. Connell

(Address) 2121 Cahaba Valley Road, Shelby County, 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 THREE THOUSAND NINE HUNDRED FIFTY 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,

SARAH W. MOFFITT and ROBERT H. MOFFITT, Her Husband

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

D. W. HUMPHRIES

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

Lot 3, according to the Survey of Walters Cove, Second Sector, as recorded in Map Book 5, Page 41, Shelby County, Alabama.

Subject to: Restrictions appearing of record in Deed Book 248, Page 750. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 52, Page 98. Easement and right of ways to Alabama Power Company as to Flood rights in Deed Book 238, Page 12. Building line and easements as set out on Recorded Map in Book 5, Page 41, also shown on Walters Cove, First Sector, as recorded in Map Book 5, Page 22.

Sarah W. Moffitt, one of the Grantors herein, is one and the same as Beatrice Walters Moffett.



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Shelby Cnty Judge of Probate, AL  
09/01/1971 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER CR  
REC. BY & PAGE AS SHOWN ABOVE  
JUL 10 1971

STATE OF ALA. SHELBY CO.  
INSTRUMENT WAS FILED  
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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 26th day of August, 1971.

Witness:

V. Lomayne Suterbaugh (Seal)

V. Lomayne Suterbaugh (Seal)

(Seal)

Robert H. Moffitt (Seal)

Sarah W. Moffitt (Seal)

(Seal)

Pennsylvania

STATE OF ALABAMA

Cumberland COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SARAH W. MOFFITT and ROBERT H. MOFFITT, Her Husband 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 26th day of August, A. D., 1971.

V. Lomayne Suterbaugh  
Notary Public.

BOOK 269 PAGE 711