

4869

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 NINE 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,

BONNIE G. CHEW and wife, MARY M. CHEW

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

RICKY T. LEWIS

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

Estate No. 3 "Wildwood Park" according to recorded plat in Map Book 5 on Page 78, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to: Utility easement as shown on recorded plat of subdivision. Transmission line permit to Alabama Power Company dated 11th April 1946, and recorded in Deed Book 124, Page 493. Restrictive covenants dated 24th August 1971, and recorded in Deed Book 269 on Page 534, in Probate Office. A 40-foot building setback line from Highgate Hill. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto as reserved in Deed recorded in Deed Book 42, Page 246, in Probate Office.

19710910000037820 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/10/1971 12:00:00 AM FILED/CERT

REC. EX. & PROB. AS CO. IN ALA.  
U.C. FILED  
1971 SEP 10 11:10:45  
SHELBY COUNTY, ALA.  
CLERK 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 September, 1971.

(Seal)  
(Seal)  
(Seal)

(Seal)  
(Bonnie G. Chew)  
(Seal)  
(Seal)  
(Mary M. Chew)  
(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 BONNIE G. CHEW and wife, MARY M. CHEW 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 2nd day of September, A. D., 1971.

Ernest W. Clout  
Notary Public.