

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
08/10/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Nine Hundred Dollars (\$1,900.00) and assumption of first mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles William Brooks and wife, Nancy Brooks

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

Samuel Edward Ware and wife, Lois Anne Ware

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

Lots 15 and 16, in Block 78, according to Dunstan's Survey of the Town of Calera; situated in Shelby County, Alabama. Recorded in Map Book 271, Page 588.

Grantees agree to assume and pay that certain mortgage from Charles William Brooks and Nancy Brooks, to Molton, Allen & Williams, Inc., recorded in the Office of Probate, County of Shelby, State of Alabama, in Mortgage Book 320, Page 360.

Subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.
OFFICE OF THE JUDGE OF PROBATE
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REC. BK. & PAGE AS SHOWN ABOVE
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 31st day of July, 1972

(Seal)

(Seal)

(Seal)

Charles William Brooks (Seal)

Nancy Brooks (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 Charles William Brooks and wife, Nancy Brooks 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A. D., 1972

Norman L. Calhoun
Notary Public.

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