

This instrument was prepared by  
(Name) Chambers Realty Co  
(Address) Shelby Ala 5038

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND AND NO/100-----  
(AND THE ASSUMPTION OF THE HEREIN BELOW DESCRIBED MORTGAGE)

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

JOHN H. ABBOTT AND WIFE, ALDA C. ABBOTT

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

CHAMBERS REALTY COMPANY, INC.

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

LOT 2 IN BLOCK 1 "ECKMANN SUBDIVISION" ACCORDING TO MAP AS RECORDED IN MAP BOOK 3, ON PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SAID SURVEY BEING PART OF SW $\frac{1}{4}$  OF NW $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 19, RANGE 2 WEST. SAID LOT EXTENDING 95 FEET ALONG THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 31 AND EXTENDING BACK OF UNIFORM WIDTH FROM SAID HIGHWAY 203 FEET.

SUBJECT TO RIGHT OF OWNERS OF LOT 1, BLOCK 1 IN SAID SUBDIVISION TO USE A WELL JOINTLY WITH OWNERS OF SAID LOT 2, AS MORE SPECIFICALLY SET OUT IN DEED BOOK 176 PAGE 473, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AND AS FURTHER CONSIDERATION, THE GRANTEES HEREIN, HEREBY EXPRESSLY ASSUME AND PROMISE TO PAY THAT CERTAIN MORTGAGE IN FAVOR OF GUARANTY SAVINGS AND LOAN ASSOCIATION IN REAL VOLUME 328, PAGE 82, IN THE AFORESAID PROBATE OFFICE, ACCORDING TO THE TERMS AND CONDITIONS OF SAID MORTGAGE AND THE INDEBTEDNESS SECURED THEREBY.

19730426000022530 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/26/1973 12:00:00 AM FILED/CERT

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 22 day of FEBRUARY, 1973

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

April 26 1973

RECORDED & \$ (Seal) MTG. TAX

\$8.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA }  
Shelby COUNTY }  
Conrad M. Fowler  
JUDGE OF PROBATE

General Acknowledgment

I, William Martin Clem Jr, a Notary Public in and for said County, in said State, hereby certify that John H. Abbott and Alda C. Abbott 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 22 day of February, A. D., 1973

William Martin Clem Jr  
Notary Public

My Commission expires 31 August 1976.