

This instrument was prepared by
(Name) Jerome Tucker, II
(Address) P.O. Box 9145, Birmingham, Alabama, 35213
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Seven 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, John R. Capps and Wife, Sharon E. Capps

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Martin and Stafford Homebuilders, Inc.

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

Lot 12, according to the Survey of Valley Dale Estates, as
recorded in Map Book 4, Page 90, in the Office of the Judge
of Probate of Shelby County, Alabama. Mineral and mining
rights excepted.

SUBJECT TO THE FOLLOWING:

- (1). Taxes for the current tax year, a lien not yet payable.
- (2). Easements to Alabama Power Company in Deed Book 101,
Page 550, Deed Book 197, Page 359, Deed Book 230, Page 857
and Deed Book 233, Page 104, as recorded in aforesaid Probate
Office.
- (3). Right of Way and easements to Shelby County, Alabama,
in Deed Book 135, Page 366, as recorded in aforesaid Probate
Office.

BOOK 280 PAGE 733

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 733
1973 JUN 11 AM 9:52
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Johnson
JUDGE OF PROBATE

19730611000032650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1973 12:00:00 AM FILED/CERT

its successors

TO HAVE AND TO HOLD to the said grantee, ~~his heirs and assigns~~ and assigns forever.

its suc- And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
cessors ~~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.

its successors

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 26
day of May, 19 73.

_____(Seal)
_____(Seal)
_____(Seal)

John R. Capps (Seal)
Sharon E. Capps (Seal)
_____(Seal)

STATE OF Florida
Polk COUNTY

General Acknowledgment

I, Betty Jo Runnels, a Notary Public in and for said County, in said State,
hereby certify that John R. Capps and Wife, Sharon E. Capps
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 26 day of May, A. D., 19 73.

Betty Jo Runnels
Notary Public, State of Fla. at Day
My Commission expires 17, 1976
Bonded then General