

This instrument was prepared by

(Name) Frank Dominick 1084

(Address) 927 Brown-Marx Building, Birmingham, Alabama 3523

Form 1-1-27 Rev. 1-66

(J)

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 - - - - - DOLLARS and other good and valuable consideration

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

Robert Wayne Sewell and wife, Nann C. Sewell

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

Kraftco Corporation, a Delaware Corporation

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

Lot 25, according to a survey of Indian Valley Subdivision, Third Sector, as recorded in map book 5 at page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT to restrictive covenants and conditions recorded in Misc. Book 1, page 72, in said Probate Office; 35-foot building set back line from Comanche Drive & Titonka Road; utility easement as shown on recorded map; Title to minerals underlying the property with mining rights and privileges pertaining thereto; transmission line permits to Alabama Power Company recorded in Deed Book 102 page 53; Deed Book 103 page 43; Deed Book 104 page 213, and Deed Book 107 page 121, in said Probate Office; transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 275 page 226, in said Probate Office.

SUBJECT to mortgage to First Federal Savings and Loan Association of Sylacauga, Alabama, recorded in Mortgage Book 329 page 251, in the Probate Office of Shelby County, Alabama.

BOOK 283 PAGE 795



19731114000063190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/14/1973 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER ON
RECORD PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1973 NOV 14 PM 9:18
RECEIVED
INSTRUMENT WAS FILED
1084

its successors

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, ~~its successors~~ 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~~ ^{its successors} and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 31 day of October, 1973.

(Seal)
(Seal)
(Seal)

Robert Wayne Sewell (Seal)
Nann C. Sewell (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 ROBERT WAYNE SEWELL and wife, NANN C. SEWELL 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 31 day of October, A. D., 1973.

Frank Dominick
Notary Public.