

USDA-FHA
FHA-AL-427-4A
(9-14-72)

Position 5

This Instrument was Prepared by
Harrison and Conwill

P. O. Box 557

Columbiana, Alabama

WARRANTY DEED

(For Transfer Cases - To Individuals)

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made this 7th day of January, 19 74, between

FASD, Inc.

of Shelby County, State of Alabama, party(ies) of the first part, and

Delmus L. Hyche

of Shelby County, State of Alabama, party of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said party of the second part, the following described land, lying and being in the County of

Shelby, State of Alabama, to-wit:

Lots 30, 31, 32, 33 and 34 according to Farris Subdivision, Calera, Alabama as recorded in Map Book 3, page 126 in Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Transmission Line Permit dated June 25, 1954, to Alabama Power Company and Southern Bell Tel. & Tel. Company recorded in Deed Book 167, page 137 in Probate Office.
2. Easement as shown on subdivision map to allow utilities to place poles and anchors to run water lines and sewer lines on or within 3 feet of the property lines.
3. Restrictive covenants and conditions recorded in Deed Book 165, page 518 and amended as shown by Deed Book 263, page 721, both in Probate Office of Shelby County, Alabama.

The above described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by FASD, Inc.

dated the 8th day of February, 19 71, and recorded in Mortgage Book 316,

at Page 91, in the Office of the Judge of Probate of Shelby County, Alabama:



1974010800001150 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/08/1974 12:00:00 AM FILED/CERT

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and the said party of the second part, by separate agreement executed as of the date hereof, assumes liability for and agrees to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD unto said party of the second part, his heirs and assigns, in fee simple forever.

And the said party(ies) of the first part does (do) for itself and for its ^{successors} ~~heirs, executors, administrators~~ and assigns covenant with the party of the second part covenant to and with the party of the second part, his heirs and

assigns, that it is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that it has (have) a good right to sell and convey the same as

aforesaid; that it will and its ^{successors} ~~heirs, executors, administrators~~ and assigns shall warrant and defend the same to the said party of the second part and to the heirs, executors, administrators and assigns of said party and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set its hand(s) and seal(s), the day and year first above written.

William M. Shroeder
Secretary

FASD, Inc.
BY: William M. Shroeder (LS)
President

STATE OF ALABAMA

COUNTY OF Shelby

I, Martha B. Joiner, a Notary Public in and for said County and State, do hereby certify that William M. Shroeder whose name as President of FASD, Inc., a corporation whose name(s) is(are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and seal this 7th day of January, 19 74.

Martha B. Joiner
Notary Public

(SEAL)

My Commission Expires 9/25/76



19740108000001150 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/08/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN - 8 PM 2:17
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Shroeder

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\$ 13.00

Karl