

This instrument was prepared by

(Name) William F. Denson, III

3963

(Address) P. O. Box 114, Calera, Alabama 35040

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
XXXX William F. Denson, III, an unmarried man,

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

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

Lot 10 according to Map of The 1971 Addition to Shelby Shores, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 96.

SUBJECT TO Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 1, page 62.

SUBJECT TO transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 274, page 130.

SUBJECT TO transmission line permits to Alabama Power Company recorded in Deed Book 151, page 91 in said Probate Office; in Deed Book 225, page 918 and 921; SUBJECT TO rights acquired by Alabama Power Company by deed recorded in said Probate Office in Deed Book 253, pages 116 and 120.

19740305000010570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/05/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR -5 PM 8:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Houston

BOOK 285 PAGE 580

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, I have hereunto set my hands(s) and seal(s), this 2nd day of March, 1974.

(Seal)

William F. Denson, III (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Denson, III, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, A. D., 1974.

NOTARY PUBLIC
STATE OF ALABAMA

Ann P. Crouse
Notary Public, State of Alabama
My Commission Expires November 13, 1976