

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 4740

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 FORTY FIVE THOUSAND AND NO/100 ----- (\$45,000.00) DOLLARS

see Mtg 338-440

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

Robert E. Kizziah and wife, Lisa W. Kizziah

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

Franklin Dean Smith

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

Lot 8, according to Indian Valley Ranchettes as recorded in Map Book 5, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$30,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19740412000017500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/12/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 APR 12 AM 9:40
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

BOOK 286 PAGE 375

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 3rd day of April, 1974.

(Seal) Robert E. Kizziah (Seal)
(Seal) Lisa W. Kizziah (Seal)
(Seal) (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 E. Kizziah and wife, Lisa W. Kizziah 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 3rd day of April, A. D., 1974.

Frank K. Bynum
Notary Public.