

(Name) Robert O. Driggers, Attorney
(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-6 Rev. 8-70
CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

See Mtg 339-387

That in consideration of Fifty Thousand and No/100---(\$50,000.00)----- DOLLARS,
to the undersigned grantor, M C G DEVELOPMENT COMPANY, LTD., a Limited Partnership,
in hand paid by PATRICIA E. IVEY

the receipt of which is hereby acknowledged, the said M C G DEVELOPMENT COMPANY, LTD.,
a Limited Partnership
does by these presents, grant, bargain, sell and convey unto the said PATRICIA E. IVEY

the following described real estate, situated in Shelby County, Alabama.

Lot 5, Block 1, according to Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, Page 121, in the Probate Office of Shelby County, Alabama, amended by Map Book 5, Page 123, in said Probate Office.



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Shelby Cnty Judge of Probate, AL
05/27/1974 12:00:00AM FILED/CERT

This conveyance is subject to the following:

1. Taxes for the year 1974.
2. 35 foot building line, 7.5 foot easement on west and 5 foot easement on rear as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, Page 466 and volume 5, Page 356, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 102, Page 52, and Volume 187, Page 377, in said Probate Office.
5. Restrictions contained in Misc. Volume 3, Page 468 amended by Misc. Volume 3, Page 873, in said Probate Office.

\$20,000 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said

PATRICIA E. IVEY, her heirs and assigns forever.

And said MCG DEVELOPMENT COMPANY, LTD., a Limited Partnership, does for itself, its successors and assigns, covenant with said PATRICIA E. IVEY, her

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

PATRICIA E. IVEY, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said M C G DEVELOPMENT COMPANY, LTD., a Limited Partnership, by its ship
President General Partner, who is authorized to execute this conveyance,
has hereunto set its signature and seal, this the 23rd day of May, 1974.

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
U.C. FILE NUMBER
RE BK & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Gerald C. Chastain
Secretary

By Gerald C. Chastain
GERALD C. CHASTAIN
General Partner

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Gerald C. Chastain whose name as a General Partner of MCG Development Company, Ltd., a Limited Partnership, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation limited partnership.

Given under my hand and official seal, this the 23rd day of May, 1974.

Robert O. Driggers
Notary Public