

THIS INSTRUMENT PREPARED BY:

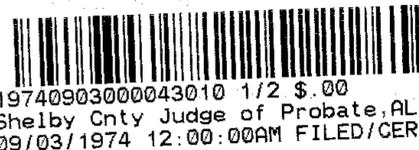
NAME: Bob Fleming Realty Co. (Lenora Beasley)

ADDRESS: #1 Cross Creek Trail Pelham, Alabama

8010

WARRANTY DEED

Alabama Title Co., Inc.



State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of TEN DOLLARS AND OTHER GOODS AND VALUABLE CONSIDERATIONS DOLLARS to the undersigned grantor ROBERT K. FLEMING AND WIFE, PEGGY H. FLEMING

in hand paid by PEGGY H. FLEMING

the receipt whereof is acknowledged WE the said ROBERT K. FLEMING AND WIFE, PEGGY H. FLEMING

do grant, bargain, sell and convey unto the said PEGGY H. FLEMING

the following described real estate, situated in SHELBY County, Alabama,

to-wit: An undivided one half interest in and to the following described Real Estate.

Lot #5, according to Map of the 1971 addition to Shelby Shores recorded in Probate Office of Shelby County, Alabama, Map Book 5, Page 96.

288 PAGE 537 BOOK SUBJECT TO: Restriction as shown of record in the Probate Office of Shelby County, Alabama in Misc. Book 1, page 62,

SUBJECT TO: transmission line permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co., recorded in Said Probate office in Deed book 274, page 130.

SUBJECT TO: Transmission line permit to Alabama Power Co, recorded in deed book 151, page 91, in said Probate office, in deed book 225 pages 918 and 921; and rights acquired by Alabama Power Co. by deed recorded in said Probate office in deed book 253, pages 116 and 120.

TO HAVE AND TO HOLD, To the said Peggy H. Fleming, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Peggy H. Fleming

heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Peggy H. Fleming

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 0th day of JULY, 19 74

WITNESSES.

Robert K. Fleming (Seal.)
Peggy H. Fleming (Seal.)
Peggy H. Fleming (Seal.)
Peggy H. Fleming (Seal.)

615 No. 21st Street  
Birmingham, Alabama

ALABAMA TITLE COMPANY, INC.

This form furnished by

Agents for

LOUISVILLE TITLE INSURANCE CO.

Judge of Probate



19740903000043010 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/03/1974 12:00:00AM FILED/CERT

850  
245  
1/31/95

WARRANTY DEED

STATE OF ALABAMA,

County.

TO

Return to: *Peggy H. Fleming*

State of

COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who fore me on this day, that, being informed of the contents of the conveyance on the day the same bears date. \_\_\_\_\_ known to me acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED IN THE U.C. FILE NUMBER \_\_\_\_\_ REC. BK. & PAGE AS SHOWN ABOVE  
*Notary Public*  
JUDGE OF PROBATE  
1974 JUL 3 44

State of

ALABAMA

SHELBY COUNTY

General Acknowledgment

I, *J. C. JACKSON*, a Notary Public in and for said County, in said State, hereby certify that *ROBERT K. FLEMING AND WIFE, PEGGY H. FLEMING* whose name *S* 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 *8<sup>th</sup>* day of *JULY*

*J. C. Jackson*  
Notary Public

NOTARY PUBLIC  
SHELBY COUNTY, ALABAMA  
A.D. 1974

State of

ALABAMA

SHELBY COUNTY

Separate (and General) Acknowledgment by Wife

I, *J. C. Jackson*, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named *Peggy H. Fleming* who is known to me to be the wife of the within named *Robert K. Fleming*

who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this *8<sup>th</sup>* day of *July*

*J. C. Jackson*  
Notary Public

NOTARY PUBLIC  
SHELBY COUNTY, ALABAMA  
1974 JUL 14