

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar ----- and the assumption of the grantee of the unpaid balance on that certain mortgage indebtedness evidenced by mortgage from the parties hereto to Molton, Allen and Williams recorded in Mortgage Book 317 Page 294 in the Probate office of Shelby County, Alabama, to the undersigned grantor (whether one or more), in hand paid by the grantee hereof, the receipt whereof is acknowledged. I or we,

Bonnie Sue Grimes, wife of William O. Grimes

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

William O. Grimes

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

All of my undivided interest in and to the following:

Lot 7, Block 1, according to the Survey of Oak Mountain Estates as recorded in Map Book 5, page 57, in the Probate Office of Shelby County, Alabama, mineral and mining rights excepted.

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



19740917000045640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 17 PM 1:43
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carey P. Conrady
JUDGE OF PROBATE

BOOK 288 PAGE 773

DO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of July, 1974

(SEAL)

Bonnie Sue Grimes
Bonnie Sue Grimes

(SEAL)

(SEAL)

(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 Bonnie Sue Grimes, wife of William O. Grimes

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, A.D. 1974

Dorothy Connolly
Notary Public