

This instrument was prepared by
(Name) J. H. Crow, III

(Address) 802 Title Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 342 - 342

That in consideration of Thirteen Thousand Eight Hundred Twenty-one and 45/100
Dollars (\$13,821.45)

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

Mafus R. Bird, an unmarried man

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

Janet M. Berry

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

All that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 20,
Range 2 East, lying South and West of Chancellors Ferry Road,
containing 15 acres, more or less.
Except utility easements and public road rights of way of
record.

SUBJECT TO THE FOLLOWING:

1. Transmission line permits to Alabama Power Company re-
corded in Probate Office of Shelby County, Alabama in Deed
Book 129, page 456, in Deed Book 142, page 470, and in Deed
Book 181, page 33.
2. Except right of way of Chancellors Ferry Road.
3. Rights of parties in possession, deficiency in quantity
of land, boundary line disputes, roadways, unrecorded ease-
ments, or any matters not of record, which would be disclosed
by an accurate survey and inspection of the premises.

\$13,821.45 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.



19741011000050050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/11/1974 12:00:00 AM FILED/CERT

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

day of, 19

BOOK 289 PAGE 174
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 11 AM 8:54
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Correspondence
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mafus R. Bird, an unmarried man
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 10th day of Oct. A. D. 1974

Public.