

This instrument was prepared by
(Name) Beth Thompson
(Address) 3100 Lorna Road, Birmingham, Alabama 35216

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and no/100 Dollars
and the assumption of the hereinafter described mortgage.

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

Frank Rothauser and wife Dorothy Rothauser

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

Ruth S. Capra

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

Lot 13, Block 7, Survey Oak Mountain Estates, 6th Sector, Map Book 5, Page 102

Subject to easements and restrictions of record.

As part of the consideration herein grantees agree to assume and pay that certain
mortgage to Johnson, Rast and Hays Co., Recorded in Volume 329, Page 146; and
transferred to First Federal Savings and Loan Association of Alabama, as recorded
in Mortgage Book 3, Page 899, in the Probate Office of Shelby County, Alabama.

BOOK 289 PAGE 201

19741014000050370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/14/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 14 AM 11:19
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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 8
day of October, 1974.

Franklin H. Rothauser (Seal) (Seal)
Dorothy H. Rothauser (Seal) (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 Frank H. Rothauser & Dorothy H. Rothauser
whose name on 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 day of October, A. D., 1974
Marilyn W. [Signature] Notary Public