

This instrument was prepared by

(Name) Robert S. Gordon, Attorney

(Address) 1500 City National Bank Bldg.- Birmingham, Ala. 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00), love and affection

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

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

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

Lot Number Fourteen (14), in Block Number Three (3), according to the map and survey of ARden Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama, subject to existing easements, exceptions, reservations, releases, restrictions, and covenants of record.

As part of the consideration for this conveyance the grantee herein does hereby assume and agree to pay the balance due on that certain mortgage executed by Jack D. House and Gloria N. House to Liberty National Life Insurance Company, as recorded in Volume 310, Mortgage Records, at page 881, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was assumed by the grantor herein as part of that certain conveyance by Warranty Deed dated October 31, 1974, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 289, at Page 456, on the 1st day of November, 1974.

Grantee also agrees to assume that certain second mortgage executed by the grantor herein, on the 31st day of October, 1974, to Eugene A. Blankenship and wife, Margie P. Blankenship, in the sum of \$6,500.00, which is referred to in the Warranty Deed dated October 31, 1974, from the said Eugene A. Blankenship and wife, Margie P. Blankenship to James D. Seaman, and which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 389, at Page 456.



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Shelby Cnty Judge of Probate, AL
01/22/1975 12:00:00AM 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 30TH day of DECEMBER, 1974.

(Seal)
(Seal)
(Seal)

James D. Seaman

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Seaman 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 30TH day of December, 1974.

Frank J. Gordon
Notary Public.