

This instrument was prepared by

(Name) MARVIN WILLIAMS, JR. 2298

(Address) 308 Jefferson Federal Building, Birmingham, Ala. 35203

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

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand One Hundred Dollars

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

Spearman Chance and wife, Shirley A. Chance

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

Bobby L. Kyser and Margaret H. Kyser

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

Lot 79, according to the Survey of Deer Springs Estates, First Addition as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to a 35 foot building set back line as shown on recorded plat.

Also subject to utility easement over the east side of subject property as shown on record plat.

Also subject to mortgage from Spearman Chance and Shirley A. Chance to Robinson Mortgage Company, Inc. in Mortgage Book 336, Page 890, and assigned to Federal National Mortgage Association in Miscellaneous Book 8, Page 14.



19750203000005410 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 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) 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, except those 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.

WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 1st day of February, 1975.

(Seal) _____
(Seal) _____
(Seal) _____
Spearman Chance (Seal)
Shirley A. Chance (Seal)
(Seal) _____

STATE OF ALABAMA }
COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Spearman Chance and wife, Shirley A. Chance whose name S. are 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 1st day of February, A. D., 1975.

Notary Public
My term ends 9/9/78

BOOK 290 PAGE 585

STATE OF ALABAMA, SHELBY CO.,
JUDGE OF PROBATE
RECEIVED
FEB 3 1975
11:28 AM
FILED
SHELBY COUNTY JUDGE OF PROBATE