

This instrument was prepared by

(Name) W. L. Longshore, Jr., Attorney

(Address) 423 Frank Nelson Building, Birmingham, Alabama 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 Four Thousand Five Hundred and No/100 Dollars (\$4,500.00) 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, LUIS J. RIBO and wife, ANGELA C. RIBO

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

FLORELLA B. SCOTT

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

Lots 7 and 8 Blue Berry Estates, as recorded in Map Book 5 page 72, in the Office of the Judge of Probate of Shelby County, Alabama, less and EXCEPT the South 37.3 feet of Lot 7.

Subject to:

1. 1975 taxes.
2. Restrictive Covenants and Conditions filed for record on 19th January, 1972, in D. Book 272 page 64-68.
3. 30 foot building set back line from Pope Drive.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 118 page 176 and Deed Book 126 page 321 in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
6. 10 foot utility easement along Westerly line of said lots as shown of recorded map of subdivision.
7. Mortgage from Luis J. Ribo and wife, Angela C. Ribo to Molton, Allen & Williams, Inc. dated September 1, 1972 and recorded in Mortgage Book 325 page 577, securing the principal sum of \$18,000.00, which said mortgage the Grantee herein agrees to assume and pay.

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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) 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 30th day of JANUARY, 1975.

(Seal)

(Seal)

(Seal)

Luis J. Ribo

Angela C. Ribo

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Notary J. Ribo, a Notary Public in and for said County, in said State, hereby certify that Luis J. Ribo and wife, Angela C. Ribo 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 30th day of January, 1975.

Notary Public, Alabama State at Large
My commission expires Oct. 5, 1975
Notary Public, Alabama State at Large