

This instrument was prepared by
 (Name) W. L. Longshore, Jr., Attorney 2437
 (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 One Thousand and No/100 Dollars (\$1,000.00) 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,
JUANITA THOMAS, an unmarried woman,

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

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

Lot 3 in Block 1 Oak Mountain Estates according to Map as recorded in Map Book 5 on page 57 in Probate Office of Shelby County, Alabama.

- Subject to:
1. 1975 taxes.
 2. Restrictive covenants and conditions filed for record on 4th August, 1970 and recorded in D. Book 263 on page 350.
 3. 30 foot building set back line from Creekview Lane.
 4. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 265 page 223.
 5. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
 6. Restrictions set forth in Par. 1(a) to (d) inclusive in contract dated 30th April 1970 by and between Coy M. Cooper as trustee and Billy D. Eddleman, referred to in deed recorded in Deed Book 263 on page 335.
 7. Mortgage to Molton, Allen & Williams, Inc. recorded in Mortgage Book 318, Page 275 in the Probate Office of Shelby County, Alabama, which said mortgage the Grantee herein agrees to assume and pay.

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 Shelby Cnty Judge of Probate, AL
 02/11/1975 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 10th day of February, 1975.

STATE OF ALABAMA }
 JEFFERSON COUNTY }
 (Seal) _____
 (Seal) _____
 (Seal) _____

Juanita Thomas (Seal)
 _____ (Seal)
 _____ (Seal)

General Acknowledgment

I, W. L. Longshore, Jr., a Notary Public in and for said County, in said State, hereby certify that Juanita Thomas, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this February day of February, A. D., 19 75.
W. L. Longshore, Jr. Notary Public.
 My commission expires 1-17-78

BOOK 290 PAGE 674

STATE OF ALABAMA }
 I CERTIFY THIS INSTRUMENT WAS FILED 1:00 PM 2:33 1975 FEB 11
 U.C. FILE NUMBER OR U.C. BK. & PAGE AS SHOWN ABOVE
 JUDGE OF PROBATE