

This instrument was prepared by

(Name) Shirley Henson - DeMent-Rager Realty & Insurance Co., Inc.

(Address) 1203 Decatur Highway, Fultondale, Alabama 35068

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand and no/100-----DOLLARS
and the assumption of the below 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,

Danny J. DeStafino and wife Elizabeth R. DeStafino

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
DeMent-Rager Realty & Insurance Co., Inc.

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

Lot 25, Block 5, Oak Mountain Estates, Third Sector, as recorded in
Map Volume 5, Page 83, in the Office of the Judge of Probate of
Shelby County, Alabama.
Situated in Shelby County, Alabama.

As part of the consideration herein, the Grantee agrees to assume
and pay the approximate balance of \$22,400.00 of that certain
mortgage executed by Danny J. DeStafino and wife Elizabeth R.
DeStafino to Birmingham Federal Savings and Loan Association.

19750303000009180 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1975 12:00:00AM FILED/CERT

UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1975 MAR -3 AM 10:53
INSTRUMENT WAS FILED
1975 MAR -3 AM 10:53
JUDGE OF PROBATE

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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 17
day of February, 1975.

(Seal)
(Seal)
(Seal)

Danny J. DeStafino (Seal)
Elizabeth R. DeStafino (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 Danny J. DeStafino and wife Elizabeth R. DeStafino
whose names 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 17 day of February

Robert O. Duggins
Notary Public
A. D. 1975