

This instrument was prepared by

(Name) Century Services, Inc.

(Address) P. O. Box 385 Pelham, Al. 35124

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four thousand nine hundred fifty and no/100-dollars-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles E. Fox and Betty H. Fox

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

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

Lot 6 according to "Sunrise Cove" as shown by subdivision map recorded in Map Book 5
Page 31 in the Probate Office of Shelby County, Alabama.
Except one-half interest in mineral and mining rights.

Subject to restrictive covenants dated June 25, 1968, and recorded in Deed Book 253
Page 759 in Probate Office of Shelby County, Alabama.

Subject to rights of Alabama Power Company for flooding as shown by Deed Book 243
Page 638 in Probate Office, the same being dated July 14, 1966.

BOOK 291 PAGE 504

19750409000015350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/09/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR -9 PM 8:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Camey M. Smith
JUDGE OF PROBATE

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 *TH
day of April, 1975

(Seal) Charles E. Fox (Seal)
(Seal) Betty H. Fox (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that Charles E. Fox and wife, Betty H. Fox 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, A. D. 1975

Robert D. Moore
Notary Public