

NAME Daniel M. Spitler

ADDRESS 1200 City National Bank Building - Birmingham, Alabama

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twenty-Eight Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantors, Frank K. Jones and wife, Peggy L. Jones

in hand paid by The First Bank of Alabaster

the receipt whereof is acknowledged we the said Frank K. Jones and wife, Peggy L. Jones

do grant, bargain, sell and convey unto the said

The First Bank of Alabaster the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot 2, of Monte Tierra Subdivision, as the same is recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following: (1) Taxes for 1975 and subsequent years; (2) Restrictive Covenants and Conditions filed for record on the 18th of September, 1972, in Miscellaneous Book 2, Page 619; (3) 30 foot building set back line from Monte Tierra Trail; (4) Utility easement on South side of said lot as shown on recorded map of subdivision; (5) Transmission line permits to Alabama Power Company dated the 15th of October, 1941 and recorded in Deed Book 112, Page 456, and dated the 17th of December, 1945, and recorded in Deed Book 123, Page 433, in aforesaid Probate Office.

19750502000021490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said The First Bank of Alabaster, its successors

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said The First Bank of Alabaster, its successors

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1975 taxes;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said The First Bank of Alabaster, its successors heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this day of

19 75 .

WITNESSES

Frank K. Jones
Peggy L. Jones
Peggy L. Jones

RETURN TO

David H. Alabaster

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

28.50
1.45
29.95

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

19750502000021490 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1975 12:00:00AM FILED/CERT

State of ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank K. Jones and wife, Peggy L. Jones 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 *1st* day of *May* A. D., 19 *75*.

W. B. Gray Jones
My Commission Expires October 27, 1977 Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public

BOOK PAGE 57

SHelby COUNTY JUDGE OF PROBATE
INSTRUMENT WAS FILED
MAY 2 1975
28.50
Deed Tax
Conceded