

This instrument was prepared by

(Name) Donna Smith

(Address) 7706 B 7th Avenue South, Birmingham, Alabama 35206

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Three Hundred Four and 24/100's----\$ 7,304.24----DOLLARS--

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, H. Albert Awtrey, and wife, Rosemarie J. Awtrey

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

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

Lot 5, Block 2, according to the survey of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, Page 121 and amended by Map Book 5, page 123, in the Probate Office of Shelby County, Alabama.

The within conveyance is executed subject to the following:

1. Mortgage dated 8-23-73, executed by Richard T. Hanna and wife, Judith Dianne Hanna to Home Federal Savings & Loan Association, in the principal amount of \$42,750.00, filed for record 9-10-73 at 8:18 A.M. and recorded in Volume 333, Page 825, in the Probate Office of Shelby County, Alabama.
2. Mortgage dated 2-4-74, executed by Richard T. Hanna and wife, Judith Dianne Hanna to Cumblerland Capital Corp., in the principal amount of \$4,530.00, filed for record 2-12-74, and recorded in Volume 337, Page 166, in the Probate Office of Shelby County, Alabama.
3. Taxes due in the Year 1975 which are a lien but not due and payable until October 1, 1975.
4. Easement and building line as shown by recorded map.
5. Mineral and mining rights incident thereto recorded in Volume 4, Page 466, and Volume 5, page 356, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Volume 102, page 52 and Volume 187, page 377, in said Probate Office.
7. Restrictions contained in Misc. Volume 3, page 468 and amended by Misc. Volume 3, page 873 in said Probate Office.
8. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 279, page 57, in said Probate Office.

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 day of May, 1975.

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
1975 MAY 21 AM 10:49
Deed for 7.50
Came from 2000 Co.
JUDGE OF PROBATE

(Seal) H. Albert Awtrey (Seal)
(Seal)
(Seal) Rosemarie J. Awtrey (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 H. Albert Awtrey and wife, Rosemarie J. Awtrey 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 12th day of May, A. D., 1975.

Doris B. Scott
Notary Public

19750521000024390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/21/1975 12:00:00AM FILED/CERT