

This instrument was prepared by
(Name) Anne W. Roberts

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

5141

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

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight hundred dollars and assumption of that certain mortgage to Dothan Federal Savings & Loan Association in the approximate amount of \$37,000.00 as recorded in Book 343 Page 639 in the Probate Office of Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Leslie Alan Kline and wife, Mary Susan Kline

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

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

Lot 14, Block 1, according to Map of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama
Subject to restrictive covenants and conditions filed for record on November 27, 1973, in Misc. Book 6, Page 579.
Subject to all easements and restrictions of record.

BOOK 292 PAGE 604
STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN 11 AM 8:46
Reed J. J. 100
Cons. of McJannet
JUDGE OF PROBATE

19750611000028150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1975 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, we have hereunto set our hands(s) and seal(s), this 2nd day of June, 1975

Leslie Alan Kline (Seal) / (Seal)
Mary Susan Kline (Seal) / (Seal)
(Seal) (Seal)

STATE OF ~~ALABAMA~~ FLORIDA
Indian River COUNTY } General Acknowledgment

I, Miriam Q. Hubbard, a Notary Public in and for said County, in said State, hereby certify that Leslie Alan Kline and wife, Mary Susan Kline 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A. D., 1975
Miriam Q. Hubbard
Notary Public, State of Florida at Large
My commission expires July 12, 1978